



Fresno Multi-Jurisdictional 2015-2023 Housing Element

A Regional Plan for Addressing Housing Needs

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman | Kingsburg
Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Final Draft
January 2016

Credits

Participating Jurisdictions

City of Clovis
City of Coalinga
City of Fowler
Fresno County
City of Huron
City of Kerman
City of Kingsburg
City of Mendota
City of Parlier
City of Reedley
City of Sanger
City of San Joaquin
City of Selma

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INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 12 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 13 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The regional housing element approach, while tested in a few counties with fewer jurisdictions, will be a major undertaking for FCOG and the 13 jurisdictions. The following jurisdictions are participating in the effort: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015 through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

HOUSING ELEMENT PURPOSE

This document is the 2015-2023 Housing Element for 13 jurisdictions in Fresno County. The purpose of the housing element is to identify a community's current (2014) housing needs; state the region's goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

GENERAL PLAN CONSISTENCY

The housing element is a required element of the general plan. State law requires that the housing element be consistent with the other elements of the jurisdictions' general plan. The policies and implementation programs in this housing element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. However, if during the implementation of this housing element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. As other elements of the general plan are amended in the future, the local governments must also review the Housing Element and update as necessary to ensure internal consistency is maintained.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 1. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element;
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs;
- **Section 3. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development;
- **Section 4. Housing Development Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region; and
- **Section 5. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes two Appendices. Appendix 1 includes a summary of public input and a listing of the residential care facilities in Fresno County.

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs and Quantified Objectives:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals;
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA;
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing; and
4. **Evaluation of Previous Housing Element:** When applicable, describes the progress implementing the previous housing element's policies and actions.
5. **At Risk:** An analysis of the at-risk units by jurisdiction as well as the preservation options.

PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. All public comments are included in Appendix 1A. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

Workshops and Online Survey

On March 4, 2015, the participating jurisdictions held two workshops for key stakeholders and community members interested in housing issues in the county. The City of Selma hosted a workshop at the City Council Chambers located at 1710 Tucker Street in the city of Selma from 10 am to 12 pm. The City of Kerman hosted the second workshop at the Community Center located at 15101 West Kearney Boulevard in the city of Kerman from 2 pm to 4 pm. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 33 stakeholders attended the workshops.

The participating jurisdictions and the Housing Element Update consultants publicized the workshops using email announcements phone calls, and flyers posted and distributed throughout the county in both English and Spanish. The consultants sent out the first workshop email announcement on February 17, 2015, and a reminder email announcement on March 3, 2015, a day before the workshops. The consultants also called the list of stakeholders the week leading up to the workshop, and distributed workshop flyers throughout the months of February and March 2015. In total 222 stakeholders were contacted and encouraged to attend the workshops. The participating jurisdictions also issued public notices to local newspapers and published the meeting announcement in their local newsletters. Individual jurisdictions made other efforts to encourage participation, including personal phone calls to stakeholders, utility bill inserts, advertising the meetings on the City's website and in the City's email newsletter, sending press releases to local newspapers, and posting flyers at key locations, including affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for visibility as people enter the city, and making the event a push item on the City's app. See Appendix 1 for a sample of the publicity materials.

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On March 17, 2015, the consultants emailed stakeholders a link to the workshop summary found on the project website and a link to [an online survey](#) for the individuals who were unable to attend the workshop, but wanted to provide feedback. In total, 13 stakeholders responded to the [survey](#).

Study Sessions

The participating jurisdictions held study sessions with their respective Planning Commission and/or City Council to review the Public Review Draft Housing Element. At each of the study sessions, staff and the consultants presented an overview of the draft Housing Element, facilitated a discussion with the Planning Commission and/or City Council, and requested input before submitting the document to HCD for review.

The participating jurisdictions translated and distributed flyers announcing the study sessions and gave a public notice in newspapers of general circulation. Additionally staff directly contacted local housing advocates, developers, social service providers, and key stakeholders, to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** June 4, 2015, and July 14, 2015, at 9:00 am at the Hall of Records located at 2281 Tulare Street, Fresno (Planning Commission and Board of Supervisors Study Sessions, respectively)
- **City of Kerman:** June 3, 2015, at 6:30 pm at the Kerman City Hall located at 850 S. Madera Avenue (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** June 3, 2015, at 7:00 pm at the City Council Chambers located at 1401 Draper Street (City Council Study Session)
- **City of Coalinga:** June 4, 2015, at 6:00 pm at the City Council Chambers located at 155 W. Durian (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** June 9, 2015, at 5:00 pm at the City Council Chambers located at 643 Quince Street (City Council Study Session)
- **City of San Joaquin:** June 9, 2015, at 6:00 pm at 21991 Colorado Avenue (City Council Study Session)
- **City of Reedley:** June 15, 2015, at 7:00 pm at the City Council Chambers located at 845 G Street (Planning Commission/City Council Joint Study Session)
- **City of Clovis:** June 15, 2015, at 6:00 pm at 1033 5th street (Planning Commission/City Council Joint Study Session)
- **City of Selma:** June 15, 2015, at 5:00 pm at the City Council Chambers located at 1710 Tucker Street (City Council Study Session)
- **City of Fowler:** June 16, 2015, at 7:00 pm at the City Council Chambers located at 128 S. 5th Street (City Council Study Session)
- **City of Huron:** June 17, 2015, at 6:00 pm at the City Council Chambers located at 36311 Lassen Avenue (City Council Study Session)
- **City of Parlier:** June 17, 2015, at 6:30 pm at the City Council Chambers located at 1100 E. Parlier Avenue (City Council Study Session)

- **City of Sanger:** July 16, 2015, at 7:00 pm at the City Council Chambers located at 1700 7th Street (City Council Study Session)

Written Comments Received

Fresno COG received written comments on the Draft Housing Element from the Leadership Counsel for Justice and Accountability (dated July 16, 2015). This letter, along with the response from Fresno COG on behalf of the participating jurisdictions, is included in Appendix 1A. The suggestions in the letter were considered and the Draft Housing Element has been revised to address relevant comments, including the following: 1) providing more information on outreach efforts, 2) additional review and analysis of past performance, 3) providing additional specific objectives and timelines for several programs, 4) providing more detailed information on the availability of infrastructure, 5) including additional objectives and timelines for programs to address the housing needs of special needs populations (such as farmworkers), 6) elaborating and expanding on efforts in promoting fair housing, 7) additional analysis of the sites inventory, and 8) a program for lot consolidation.

HCD Submittal

The Fresno Council of Governments, on behalf of the participating jurisdictions, submitted the HCD Review draft Housing Element for review.

Public Hearings

Public hearings will be held before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Fresno County prior to adoption of the final Housing Element.

HOUSING NEEDS ASSESSMENT



This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Fresno County. The main source of the information is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2010 U.S. Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the following: the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Three jurisdictions (Fresno city, Orange Cove, and Firebaugh) did not participate in the multi-jurisdictional housing element, but are still presented in some of the tables and analysis to provide comparisons.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

The Department of Finance (DOF) provides population estimates for each jurisdiction, shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services.

Fresno County had a total population of over 960,000 in 2014. More than half the countywide population resides in the city of Fresno. The unincorporated area has the next largest population of 169,500, followed by the city of Clovis with a population of 102,188. The remaining cities have populations of about 25,000 or less.

The countywide average annual growth was 1.3 percent between 2000 and 2014, compared to 0.9 percent statewide. The city with the greatest average annual population change from 2000 to 2014 was Kerman, with a 3.8 percent increase. Clovis and Fowler were second and third with about 3 percent average annual growth.

Table 2-1 Change in Total Population (2000-2014)

Jurisdiction	Total Population						2000-2014	
	2000	2010	2011	2012	2013	2014	Total Change	Average Annual Growth
Fresno County	799,407	930,450	936,089	943,493	952,166	964,040	164,633	1.3%
Clovis	68,516	95,631	96,848	98,377	99,983	102,188	33,672	2.9%
Coalinga	15,798	18,087	17,996	16,788	16,729	16,467	669	0.3%
Firebaugh	5,743	7,549	7,591	7,776	7,777	7,809	2,066	2.2%
Fowler	3,979	5,570	5,699	5,742	5,801	5,883	1,904	2.8%
Fresno	427,719	494,665	497,560	503,825	508,453	515,609	87,890	1.3%
Huron	6,310	6,754	6,765	6,770	6,790	6,843	533	0.6%
Kerman	8,548	13,544	13,699	13,908	14,225	14,339	5,791	3.8%
Kingsburg	9,231	11,382	11,465	11,509	11,590	11,685	2,454	1.7%
Mendota	7,890	11,014	11,038	11,141	11,178	11,225	3,335	2.6%
Orange Cove	7,722	9,078	9,163	9,297	9,353	9,410	1,688	1.4%
Parlier	11,145	14,494	14,601	14,791	14,873	15,019	3,874	2.2%
Reedley	20,756	24,194	24,407	24,563	24,965	25,122	4,366	1.4%
Sanger	18,931	24,270	24,391	24,580	24,703	24,908	5,977	2.0%
San Joaquin	3,270	4,001	4,010	4,021	4,029	4,056	786	1.6%
Selma	19,444	23,219	23,307	23,631	23,799	23,977	4,533	1.5%
Unincorporated County	164,405	171,705	167,549	166,774	167,918	169,500	5,095	0.2%

Source: Fresno Pre-Approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark.

Household and Group Quarters Population

The total population includes the household population and people living in group quarters. A household includes all persons who occupy a housing unit as their usual place of residence. This may include a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

As shown in Table 2-2, the population living in group quarters in most of the jurisdictions was very small. However, the group quarters population in Fresno, Coalinga, and the unincorporated county were much larger. In Coalinga, this group quarters population primarily resides in the Pleasant Valley State Prison and the Coalinga State Hospital. In Fresno, three local detention facilities are located downtown with a fourth located two miles south of downtown.

Although the total population in Coalinga, shown in Table 2-1, appears to be decreasing between 2010 and 2014, this is due to the reduction in the group quarters population (at Pleasant Valley State Prison) as a result of recent changes to State and Federal policies. As shown in Table 2-2, the group quarters population in Coalinga decreased from 6,335 in 2010 to 4,538 in 2014, while the household population slightly increased.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-2 Change in Household Population (2000-2014)

		2000	2010	2014	Change 2000-2014
Clovis	Household Population	67,988	95,243	101,800	33,812
	Group Quarters Population	480	388	388	-92
Coalinga	Household Population	10,448	11,752	11,929	1,481
	Group Quarters Population	5,350	6,335	4,538	-812
Firebaugh	Household Population	5,682	7,536	7,796	2,114
	Group Quarters Population	61	13	13	-48
Fowler	Household Population	3,930	5,523	5,836	1,906
	Group Quarters Population	49	47	47	-2
Fresno	Household Population	419,465	485,798	505,950	86,485
	Group Quarters Population	8,187	8,867	9,659	1,472
Huron	Household Population	6,134	6,754	6,843	709
	Group Quarters Population	172	0	0	-172
Kerman	Household Population	8,520	13,537	14,332	5,812
	Group Quarters Population	31	7	7	-24
Kingsburg	Household Population	9,108	11,300	11,603	2,495
	Group Quarters Population	91	82	82	-9
Mendota	Household Population	7,882	11,014	11,225	3,343
	Group Quarters Population	8	0	0	-8
Orange Cove	Household Population	7,722	9,078	9,410	1,688
	Group Quarters Population	0	0	0	0
Parlier	Household Population	11,043	14,492	15,017	3,974
	Group Quarters Population	102	2	2	-100
Reedley	Household Population	20,361	23,945	24,882	4,521
	Group Quarters Population	395	249	240	-155
Sanger	Household Population	18,791	24,136	24,774	5,983
	Group Quarters Population	140	134	134	-6
San Joaquin	Household Population	3,270	4,001	4,056	786
	Group Quarters Population	0	0	0	0
Selma	Household Population	19,314	23,054	23,812	4,498
	Group Quarters Population	130	165	165	35
Unincorporated	Household Population	161,667	159,429	167,517	5,850
	Group Quarters Population	7,016	1,234	1,983	-5,033
Total	Household Population	781,740	912,927	946,782	165,042
	Group Quarters Population	17,667	17,523	17,258	-409

Source: U.S. Census, 2000 and 2010; DOF E-5 Population and Housing Estimates, 2014.

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

Table 2-3 shows a breakdown of each jurisdiction's population by age group and the median age. The age groups include school-age children (ages 5-17), college-age students (ages 18-24), young adults (ages 25-44), middle-age adults (ages 45-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing, located near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-age adults, which make up the workforce, may need homes located near employment or transit centers.

San Joaquin, Huron, and Parlier have a large proportion of school-age populations and a lower percentage of the workforce populations and seniors. Parlier, Mendota, Huron, and Coalinga have a large percentage of college-age populations. Kingsburg has a significantly high percentage of seniors, followed by Clovis, Fresno County, and Reedley. Huron and San Joaquin have the lowest median age at about 23. Clovis and Kingsburg have the highest median age at about 33, ten years higher.

Table 2-3 Population by Age Group (2013)

Jurisdiction	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25-44 (Young Adults)	45-64 (Middle-aged Adults)	65 years and over (Seniors)	Median Age
Fresno County	21.1%	11.5%	26.6%	21.8%	10.3%	30.9
Clovis	21.5%	10.6%	25.7%	24.4%	11.2%	33.9
Coalinga	18.2%	13.4%	29.2%	24.7%	7.2%	32.4
Firebaugh	23.0%	17.1%	23.0%	19.8%	5.8%	24.6
Fowler	23.0%	9.4%	26.7%	23.7%	9.8%	32.5
Fresno	28.0%	12.1%	28.0%	20.6%	9.3%	29.6
Huron	26.8%	13.6%	24.1%	15.4%	5.5%	22.9
Kerman	22.4%	9.8%	30.8%	17.9%	8.3%	28.5
Kingsburg	21.1%	11.6%	23.8%	22.9%	13.7%	33.2
Mendota	22.4%	13.8%	31.0%	17.3%	5.2%	26.9
Orange Cove	27.8%	10.6%	27.8%	17.3%	4.8%	25.0
Parlier	25.2%	13.2%	26.9%	17.9%	6.6%	25.5
Reedley	23.3%	11.3%	26.4%	19.7%	10.1%	29.4
Sanger	22.1%	12.1%	26.7%	19.8%	9.6%	29.2
San Joaquin	30.4%	10.8%	25.2%	16.9%	5.1%	22.6
Selma	22.1%	10.7%	29.1%	18.2%	11.2%	30.8

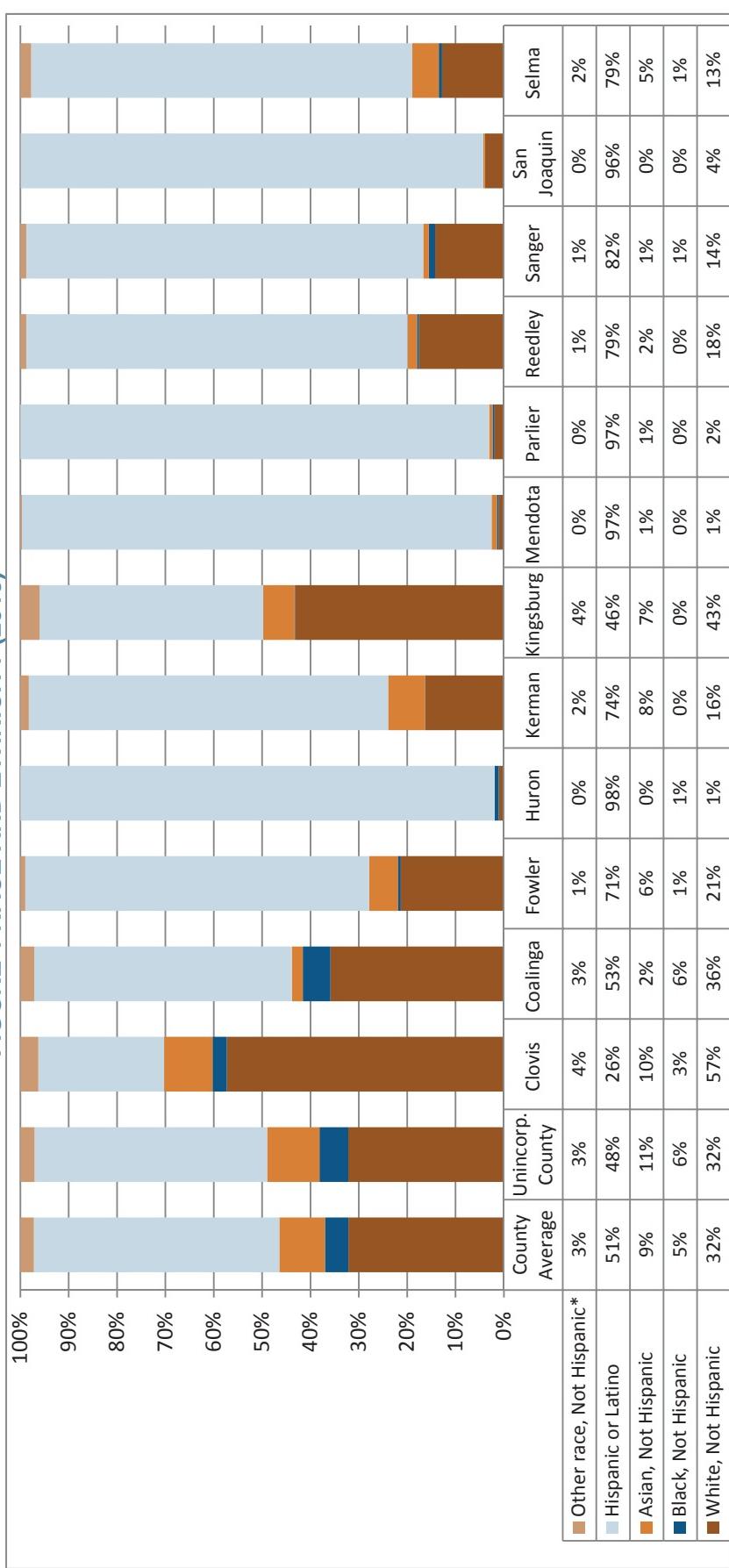
Note: Data not available for the unincorporated county.

Source: American Communities Survey (ACS), 2009-2013.

Population by Race/Ethnicity

Figure 1 shows race and ethnicity of residents in Fresno County jurisdictions. The majority of the population in most jurisdictions – except for the unincorporated county, Clovis, and Kingsburg – is Hispanic (of any race). Countywide, more than half of the population identified as being of Hispanic or Latino origin. The populations of Huron, Mendota, Parlier, and San Joaquin City are all more than 95 percent Hispanic. Clovis has the lowest percentage at 26 percent. The second largest population group is White, Non-Hispanics, with a high of 57 percent in Clovis. The populations in the unincorporated county, Clovis, Kingsburg, Fowler, and Selma are more than 5 percent Asian.

FIGURE 1 RACE AND ETHNICITY (2013)



Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: American Communities Survey, 2009-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families often prefer single family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Historical Growth

Table 2-4 shows the change in the number of households by jurisdiction between 2000 and 2010. Kerman had the most significant average annual growth in the number of households from 2000 to 2010 (4.4 percent) followed by Clovis, Firebaugh, and Fowler with just over 3 percent growth. The unincorporated area had the least amount of growth (0.1 percent) followed by Coalinga (1 percent).

Table 2-4 Change in Households (2000-2010)

Jurisdiction	2000	2010	Change 2000-2010	Percent Change 2000-2010	Average Annual Growth 2000-2010
County Total	252,940	289,391	36,451	14.4%	1.4%
Clovis	24,347	33,419	9,072	37.3%	3.2%
Coalinga	3,515	3,896	381	10.8%	1.0%
Firebaugh	1,418	1,920	502	35.4%	3.1%
Fowler	1,242	1,723	481	38.7%	3.3%
Fresno	140,079	158,349	18,270	13.0%	1.2%
Huron	1,378	1,532	154	11.2%	1.1%
Kerman	2,389	3,692	1,303	54.5%	4.4%
Kingsburg	3,226	3,822	596	18.5%	1.7%
Mendota	1,825	2,424	599	32.8%	2.9%
Orange Cove	1,694	2,068	374	22.1%	2.0%
Parlier	2,446	3,297	851	34.8%	3.0%
Reedley	5,761	6,569	808	14.0%	1.3%
Sanger	5,220	6,659	1,439	27.6%	2.5%
San Joaquin	702	882	180	25.6%	2.3%
Selma	5,596	6,416	820	14.7%	1.4%
Unincorporated County	52,102	52,723	621	1.2%	0.1%

Source: Department of Finance Estimates, 2000-2010.

Household Formation and Composition

Table 2-5 shows the average household size for households in Fresno County. A higher persons-per-household ratio indicates a larger proportion of families, especially large families, and fewer single-person households. The Fresno region has larger households than the statewide average. Countywide, the average household size was 3.16 persons per household in 2010, compared to 2.90 statewide. The two cities with the largest average household size in 2010 were Mendota and Sanger (4.54), followed closely by Huron (4.41), Parlier (4.40), and Orange Cove (4.39). The city with the lowest persons per household ratio was Clovis (2.85), followed by Kingsburg (2.96) and Coalinga (3.02).

Table 2-5 Persons per Household (2010)

City	Average Persons Per Household
Fresno County	3.16
Clovis	2.85
Coalinga	3.02
Firebaugh	3.93
Fowler	3.21
Fresno	3.07
Huron	4.41
Kerman	3.67
Kingsburg	2.96
Mendota	4.54
Orange Cove	4.39
Parlier	4.40
Reedley	3.65
Sanger	3.63
San Joaquin	4.54
Selma	3.59
Unincorporated County	3.14

*Source: Fresno Pre-Approved Data Package,
Department of Finance E8, 2010.*

Household Income

Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon employment, occupation, educational attainment, tenure, household type, location of residence, and race/ethnicity, among other factors.

Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in Federal housing programs. The income categories include:

- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Median-income households, which earn 100 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (See Table 2-6). According to HUD, the AMI for a four-person household in Fresno County was \$48,700 in 2014.

Table 2-6 HUD Income Limits by Person per Household (2014)

Fresno County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$11,670	\$15,730	\$19,790	\$23,850	\$27,910
Very Low-Income Household (50%*)	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550
Low-Income Household (80%*)	\$30,650	\$35,000	\$39,400	\$43,750	\$47,250
Median-Income Household (100%*)	\$34,100	\$38,950	\$43,850	\$48,700	\$52,600

*Percentage of 2014 Estimate of AMI: \$48,700

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

The California Department of Housing and Community Development (HCD) uses the income categories shown in Table 2-7 to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

Table 2-7 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

SECTION 2: HOUSING NEEDS ASSESSMENT

The State income limits for Fresno County are shown in Table 2-8. The State 2014 AMI for a four-person household in Fresno County is \$57,900 (compared to the Federal estimate of \$48,700). A four-person household earning \$46,300 or less would be considered low-income.

Table 2-8 State (HCD) Income Limits by Person per Household (2014)

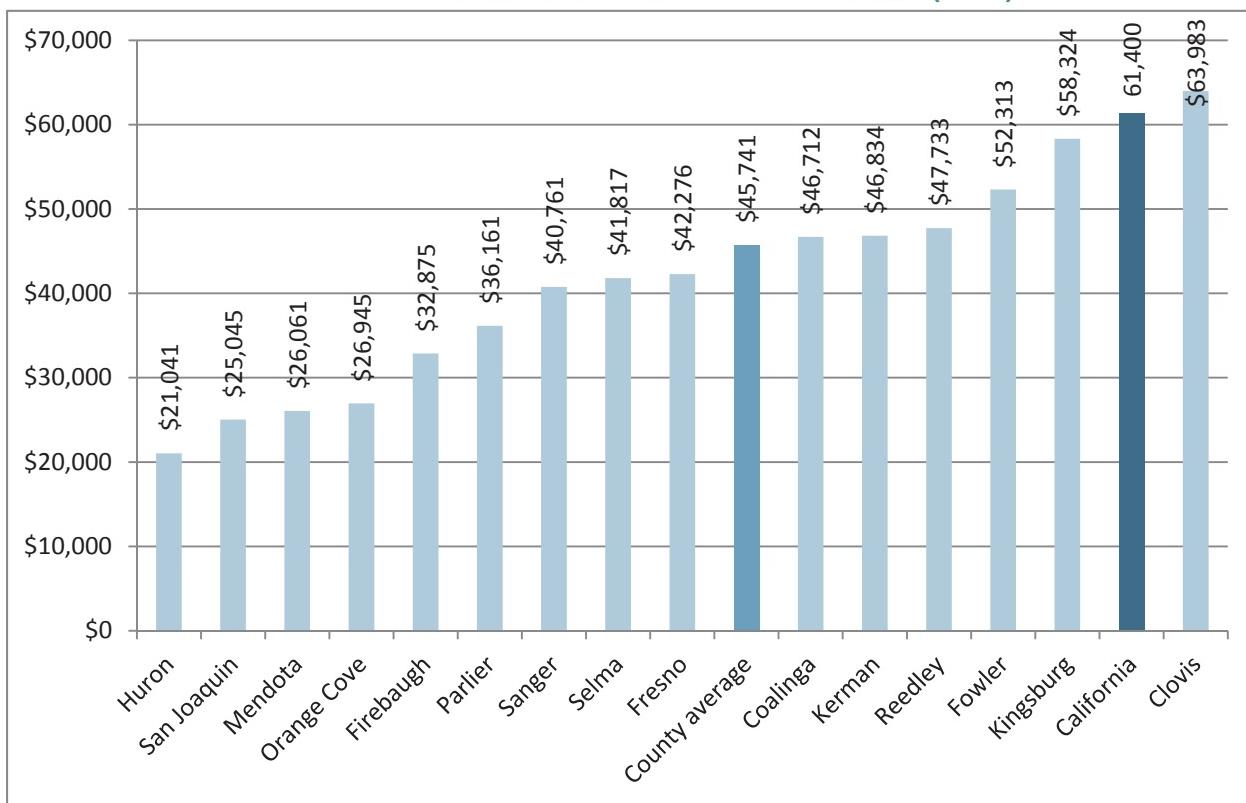
Fresno County Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low-Income Household (30%*)	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low-Income Household (50%*)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low-Income Household (80%*)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median-Income Household (100%*)	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate-Income Household (120%*)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

*Percentage of 2014 Estimate of AMI: \$57,900

Source: California Department of Housing and Community Development (HCD), 2014.

Median Household Income

Figure 2 shows actual median household income for the jurisdictions in Fresno County as reported by the 2008-2012 ACS. This median income is for all households, regardless of household size. The median household income in the United States was \$53,046 in 2012, higher than the Fresno County median of \$45,741. The city with the highest median household income in 2012 was Clovis with \$63,983. The city with the lowest median income was Huron with \$21,041.

FIGURE 2 MEDIAN HOUSEHOLD INCOME (2012)

Note: Data not available for unincorporated area.

Source: American Communities Survey, 2008-2012.

According to the 2012 State of California Analysis of Impediments, Firebaugh, Huron, Orange Cove, Parlier, and San Joaquin all have a higher representation of very low-income households than the countywide average rate of 26.4 percent, as shown in Table 2-9.

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2012)

	Total Families	Estimated VLI Families	Jurisdiction VLI Rate
Fresno Countywide Average	201,585	53,185	26.4%
Firebaugh	1,561	702	45.0%
Huron	1,430	1,012	70.8%
Orange Cove	2,087	1,202	57.6%
Parlier	2,625	1,016	38.7%
San Joaquin	776	393	50.6%

Source: State of California Analysis of Impediments, 2012.

EMPLOYMENT TRENDS AND CHARACTERISTICS

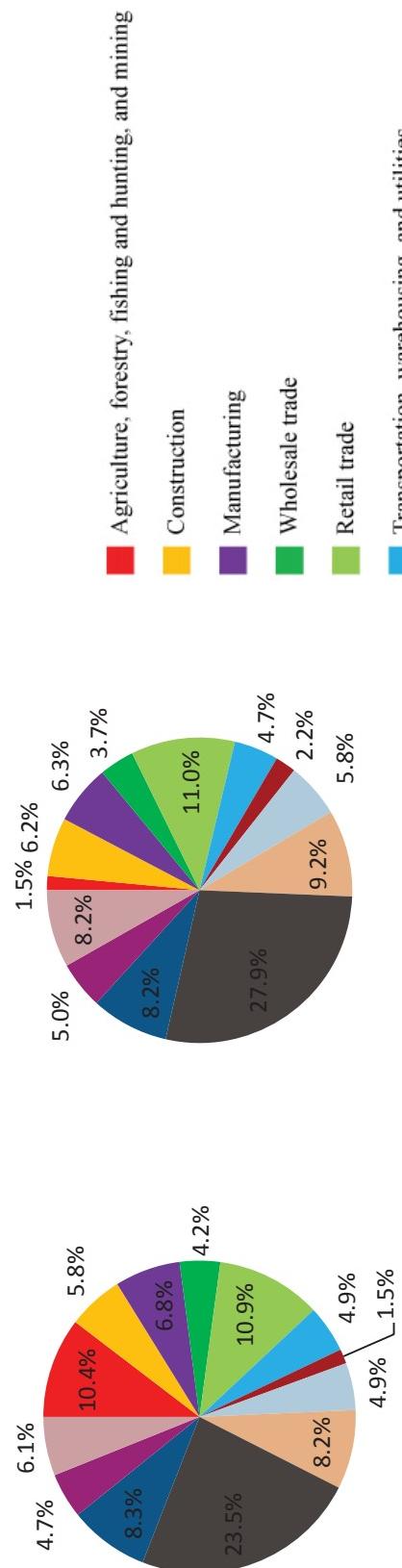
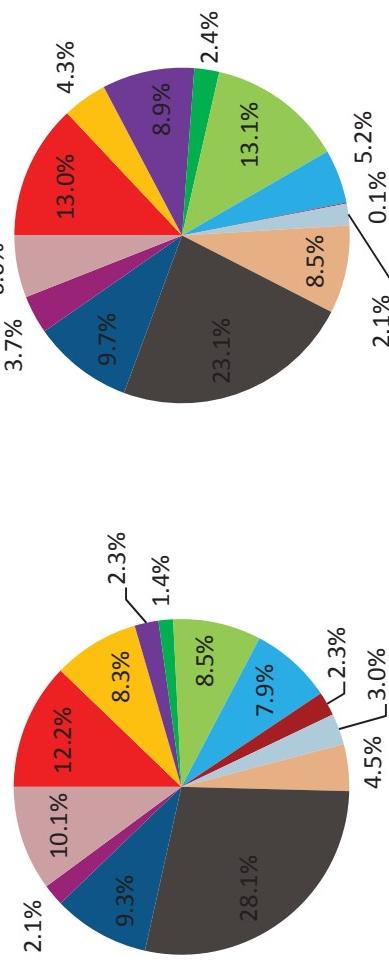
Fresno's economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Fresno County and how these patterns influence housing needs.

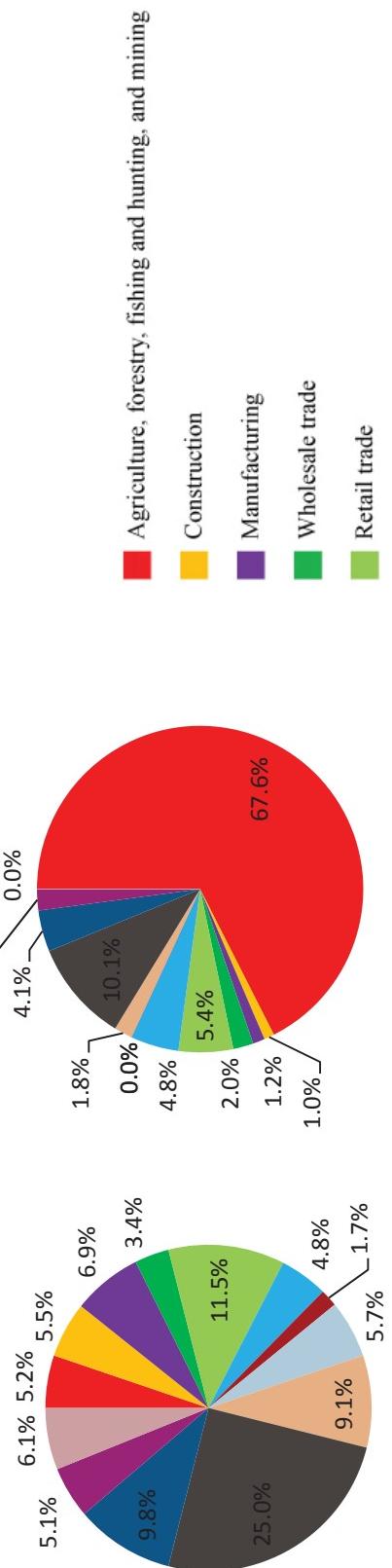
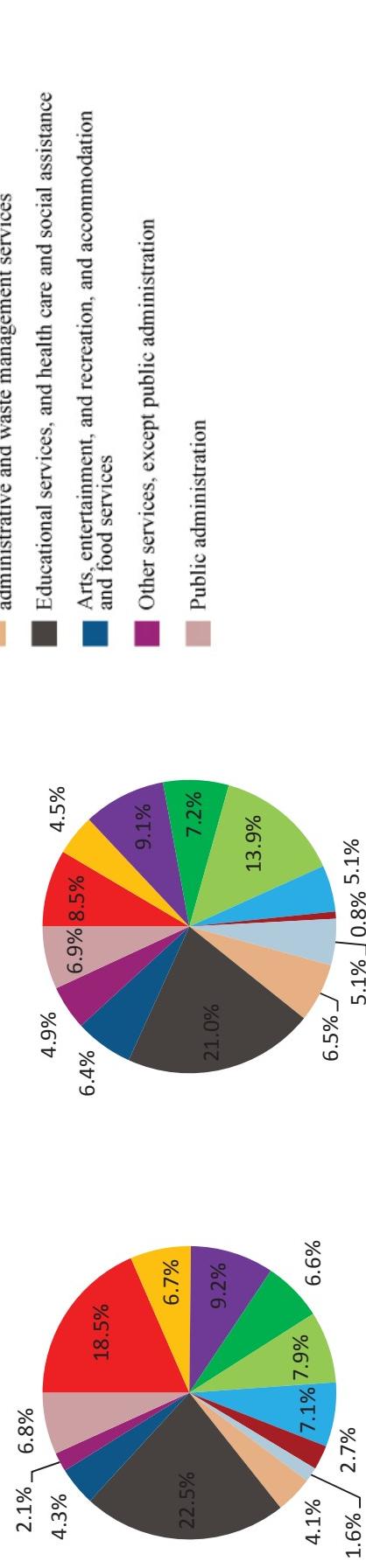
Employment and Wage Scale by Industry

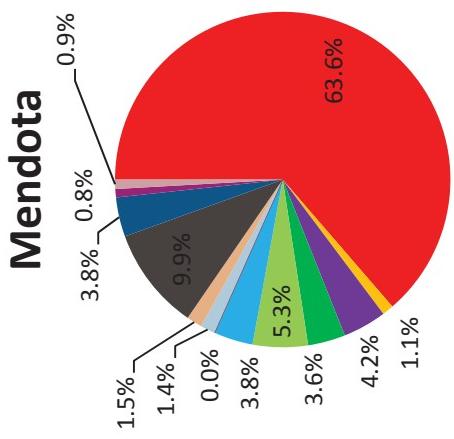
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table 2-10 and Figure 2-3 show employment by industry for each jurisdiction. In Fresno County the most common industry is educational services, and health care and social assistance (shown in Figure 2-3 in grey) with 23.5 percent. This industry is also the most common in Clovis, Coalinga, Fowler, Fresno City, Kerman, Kingsburg, Sanger, Selma, and the unincorporated area.

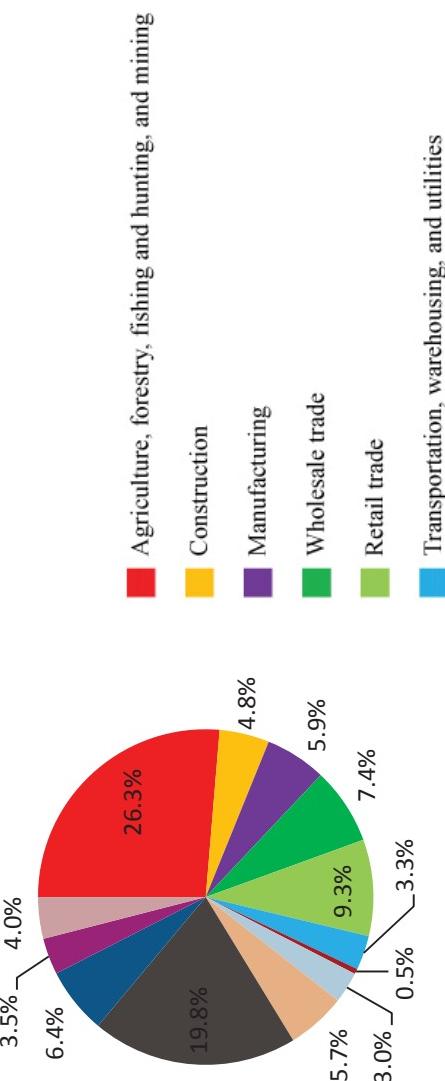
Agriculture, forestry, fishing and hunting, and mining (shown in Figure 2-3 in bright red) holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. These areas are more rural and strongly based in agriculture.

Fresno Countywide**FIGURE 3 EMPLOYMENT BY INDUSTRY (2011)****Clovis****Coalinga****Fowler**

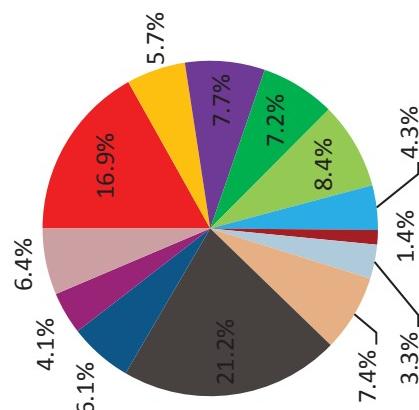
Fresno City**Huron****Kerman****Kingsburg**



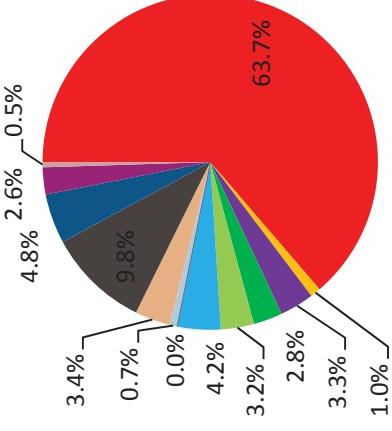
Reedley



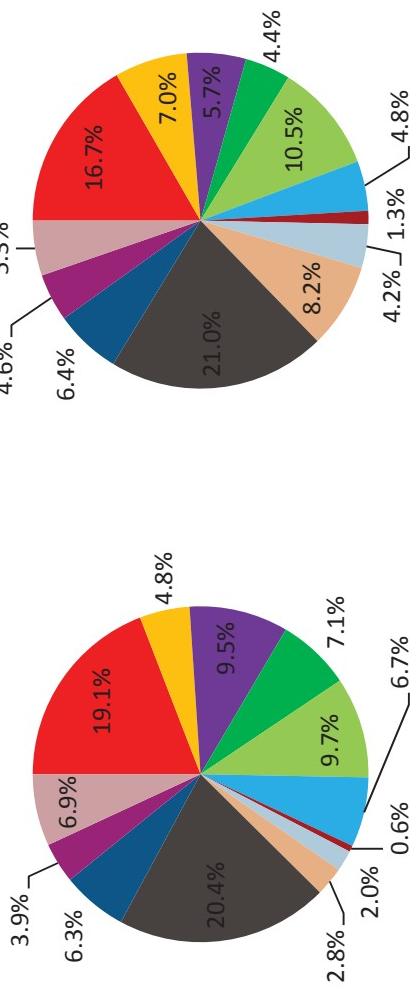
Sanger



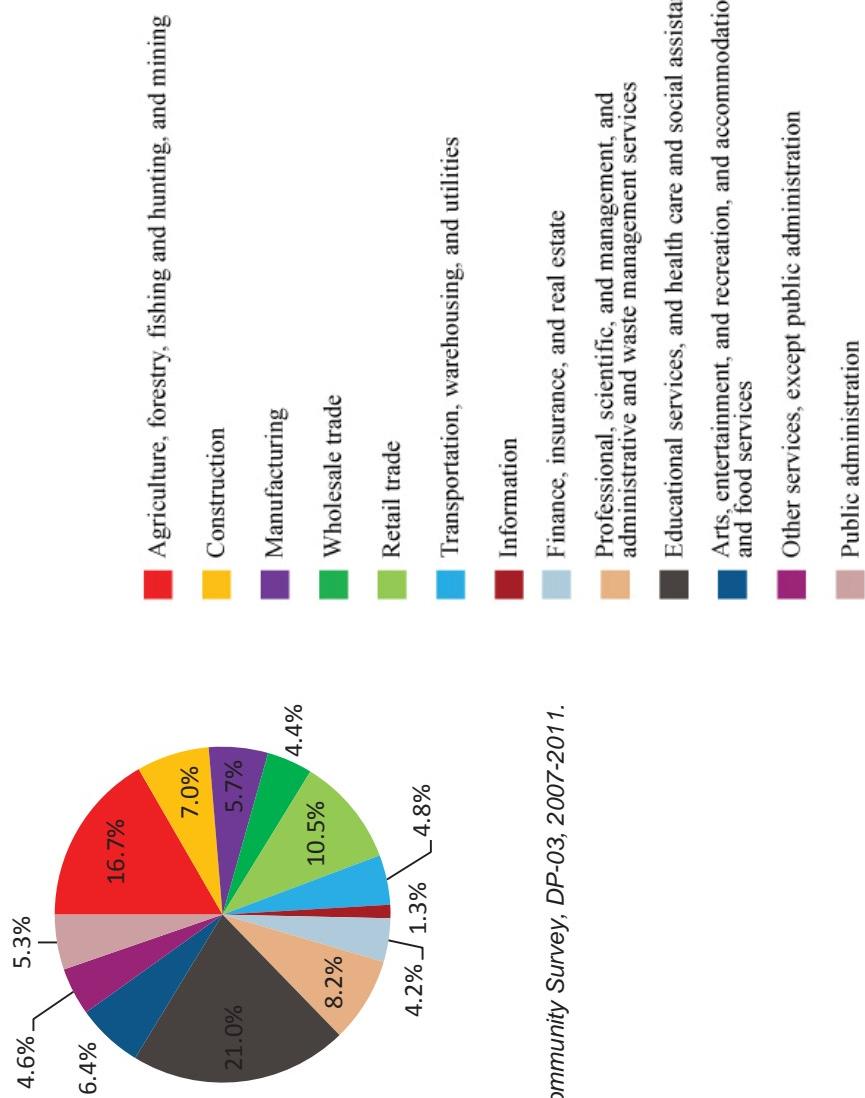
San Joaquin



Selma



Unincorp. County



Source: Fresno Pre-Approved Data Package, American Community Survey, DP-03, 2007-2011.

Table 2-10 Employment by Industry (2011)

		Civilian employed population 16 years and over		Agriculture, forestry, fishing and hunting, and mining		Construction		Manufacturing		Wholesale trade		Retail trade		Transportation, warehousing, and utilities		Information		Finance, insurance, and real estate		Professional, scientific, and management, and administrative and waste management services		Educational services, and health care and social assistance		Arts, entertainment, and recreation, and accommodation and food services		Other services, except public administration		Public administration	
Fresno County	#	364,567	37,966	21,075	24,667	15,142	39,650	17,782	5,580	17,876	29,900	85,576	30,253	16,995	22,105	% 100%	10.4%	5.8%	6.8%	4.2%	10.9%	4.9%	1.5%	4.9%	8.2%	23.5%	8.3%	4.7%	6.1%
	%																												
Clovis	#	42,024	643	2,593	2,662	1,575	4,638	1,978	919	2,422	3,875	11,721	3,428	2,107	3,463	% 100%	1.5%	6.2%	6.3%	3.7%	11.0%	4.7%	2.2%	5.8%	9.2%	27.9%	8.2%	5.0%	8.2%
	%																												
Coalinga	#	5,697	697	473	131	80	485	448	129	169	259	1,600	527	122	577	% 100%	12.2%	8.3%	2.3%	1.4%	8.5%	7.9%	2.3%	3.0%	4.5%	28.1%	9.3%	2.1%	10.1%
	%																												
Firebaugh	#	2,785	1,021	150	232	115	293	184	0	166	99	293	92	88	52	% 100%	36.7%	5.4%	8.3%	4.1%	10.5%	6.6%	0.0%	6.0%	3.6%	10.5%	3.3%	3.2%	1.9%
	%																												
Fowler	#	2,382	309	102	211	58	311	124	2	51	203	551	231	87	142	% 100%	13.0%	4.3%	8.9%	2.4%	13.1%	5.2%	0.1%	2.1%	8.5%	23.1%	9.7%	3.7%	6.0%
	%																												
Fresno	#	192,677	10,096	10,607	13,347	6,616	22,245	9,290	3,274	11,067	17,515	48,122	18,913	9,768	11,817	% 100%	5.2%	5.5%	6.9%	3.4%	11.5%	4.8%	1.7%	5.7%	9.1%	25.0%	9.8%	5.1%	6.1%
	%																												
Huron	#	1,957	1,323	19	23	40	105	94	0	0	35	197	80	41	0	% 100%	67.6%	1.0%	1.2%	2.0%	5.4%	4.8%	0.0%	0.0%	1.8%	10.1%	4.1%	2.1%	0.0%
	%																												
Kerman	#	5,358	993	361	491	351	422	381	147	85	217	1,206	228	110	366	% 100%	18.5%	6.7%	9.2%	6.6%	7.9%	7.1%	2.7%	1.6%	4.1%	22.5%	4.3%	2.1%	6.8%
	%																												
Kingsburg	#	4,992	426	227	456	361	694	253	42	253	323	1,049	319	246	343	% 100%	8.5%	4.5%	9.1%	7.2%	13.9%	5.1%	0.8%	5.1%	6.5%	21.0%	6.4%	4.9%	6.9%
	%																												

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-10 Employment by Industry (2011)

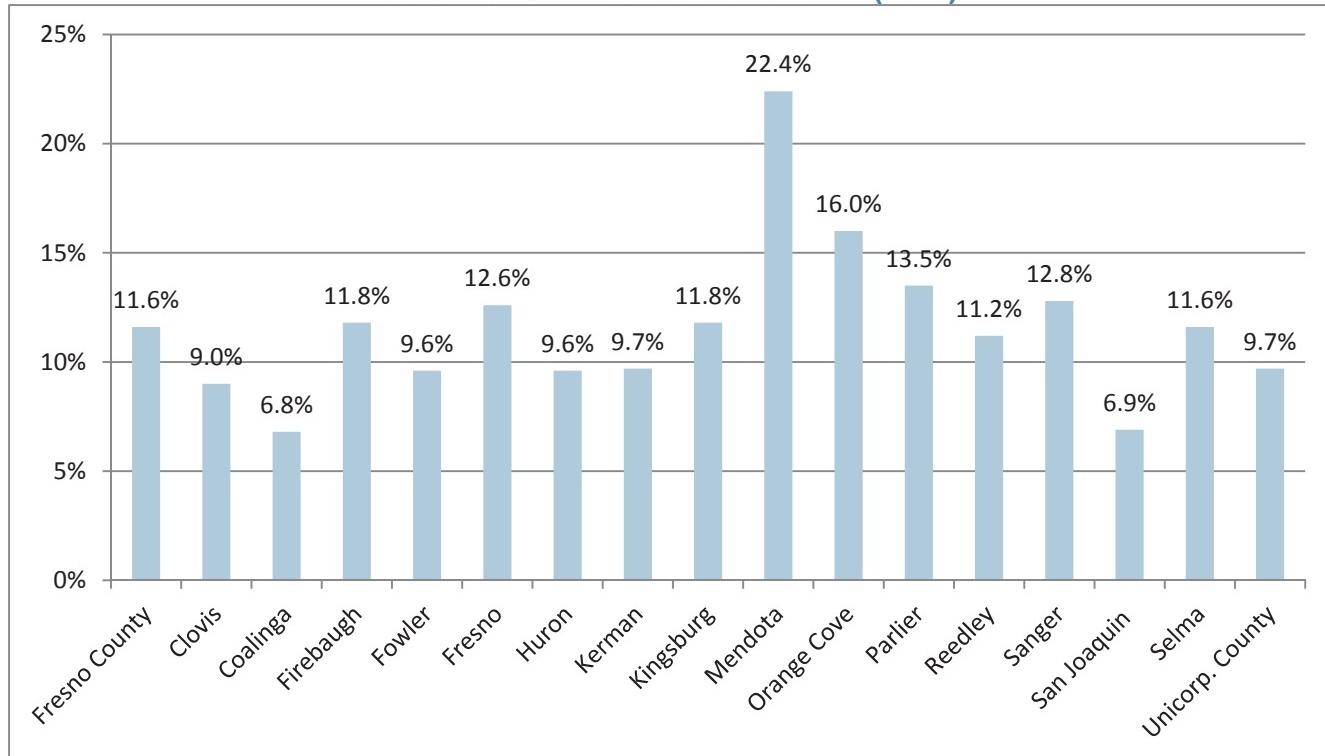
		Civilian employed population 16 years and over		Agriculture, forestry, fishing and hunting, and mining		Construction		Manufacturing		Wholesale trade		Retail trade		Transportation, warehousing, and utilities		Information		Finance, insurance, and real estate		Professional, scientific, and management, and administrative and waste management services		Educational services, and health care and social assistance		Arts, entertainment, and recreation, and accommodation and food services		Other services, except public administration		Public administration	
Mendota	#	3,591	2,285	39	151	128	191	136	0	52	55	354	137	29	34														
	%	100%	63.6%	1.1%	4.2%	3.6%	5.3%	3.8%	0.0%	1.4%	1.5%	9.9%	3.8%	0.8%	0.9%														
Orange Cove	#	2,920	1,068	255	163	294	232	115	0	16	155	221	154	200	47														
	%	100%	36.6%	8.7%	5.6%	10.1%	7.9%	3.9%	0.0%	0.5%	5.3%	7.6%	5.3%	6.8%	1.6%														
Parlier	#	5,368	1,600	202	842	585	530	234	0	60	287	636	163	101	128														
	%	100%	29.8%	3.8%	15.7%	10.9%	9.9%	4.4%	0.0%	1.1%	5.3%	11.8%	3.0%	1.9%	2.4%														
Reedley	#	9,548	2,509	457	567	710	890	315	48	291	546	1,887	612	335	381														
	%	100%	26.3%	4.8%	5.9%	7.4%	9.3%	3.3%	0.5%	3.0%	5.7%	19.8%	6.4%	3.5%	4.0%														
Sanger	#	9,817	1,660	555	760	702	826	419	134	327	723	2,085	597	398	631														
	%	100%	16.9%	5.7%	7.7%	7.2%	8.4%	4.3%	1.4%	3.3%	7.4%	21.2%	6.1%	4.1%	6.4%														
San Joaquin	#	1,085	691	11	36	30	35	46	0	8	37	106	52	28	5														
	%	100%	63.7%	1.0%	3.3%	2.8%	3.2%	4.2%	0.0%	0.7%	3.4%	9.8%	4.8%	2.6%	0.5%														
Selma	#	9,326	1,780	452	886	666	903	628	58	191	260	1,907	588	365	642														
	%	100%	19.1%	4.8%	9.5%	7.1%	9.7%	6.7%	0.6%	2.0%	2.8%	20.4%	6.3%	3.9%	6.9%														
Unincorp. county	#	65,040	10,865	4,572	3,709	2,831	6,850	3,137	827	2,718	5,311	13,641	4,132	2,970	3,477														
	%	100%	16.7%	7.0%	5.7%	4.4%	10.5%	4.8%	1.3%	4.2%	8.2%	21.0%	6.4%	4.6%	5.3%														

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2007-2011.

Unemployment

According to the California Employment Development Department (EDD), in 2014 the statewide unemployment rate was 7.5 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 11.6 percent. Figure 4 shows unemployment in Fresno County by jurisdiction. The city with the highest unemployment rate was Mendota (22.4 percent), followed by Orange Cove (16.0 percent). Coalinga had the lowest unemployment rate (6.8 percent), followed by San Joaquin (6.9 percent).

FIGURE 4 UNEMPLOYMENT RATE (2014)



Source: California Employment Development Department, 2014.

Labor Force Trends

Table 2-11 shows employment projections by industry sector in Fresno County from 2012 to 2022. According to EDD data, industry employment in Fresno County is expected to grow by 57,600 jobs between 2012 and 2022, to an estimated 426,900 by 2022. Total nonfarm employment is projected to gain approximately 52,400 jobs by 2022. The health care and social assistance; professional and business services; and trade, transportation, and utilities industry sectors are expected to account for more than 50 percent of all nonfarm job growth. The number of jobs in the health care and social assistance industry is expected to increase by 33.1 percent. Professional and business services employment is projected to grow by 31.4 percent.

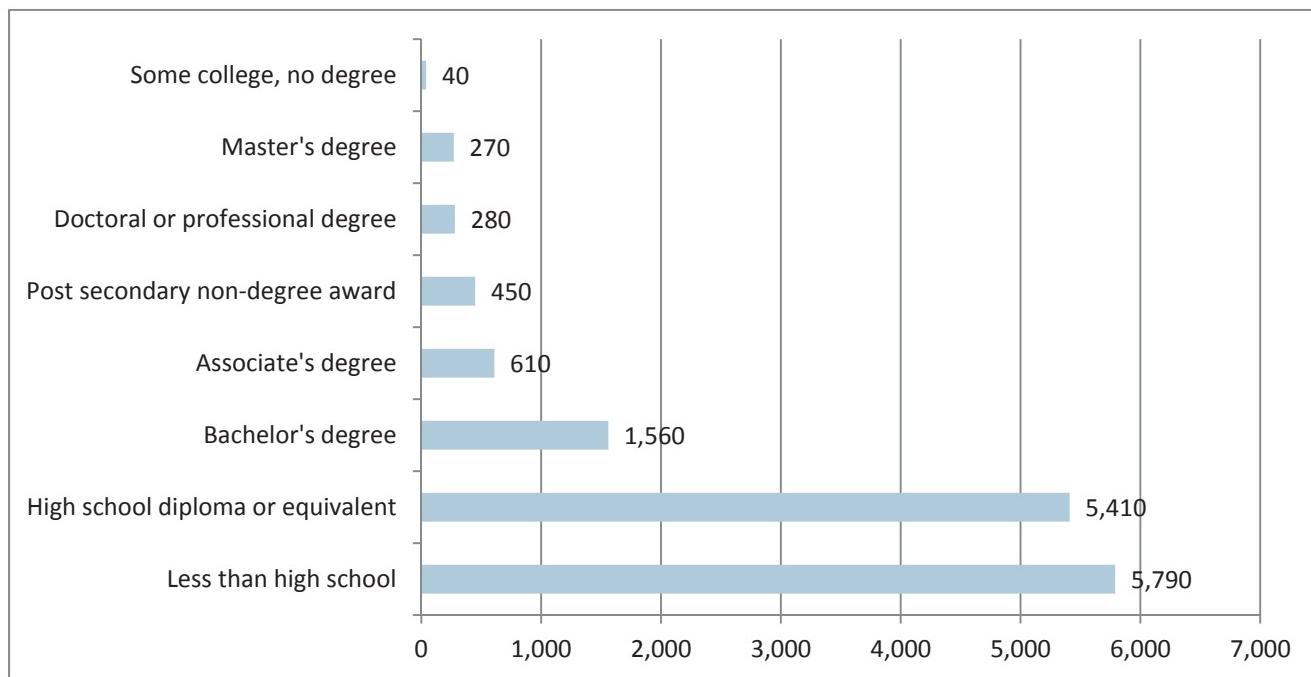
Table 2-11 Fresno County Job Growth by Industry Sector (2012-2020)

Industry Title	Estimated Employment 2012	Projected Employment 2022	Numeric Change 2012-2022	Percent Change 2012-2022
Total Employment	369,300	426,900	57,600	15.6%
Mining and Logging	300	200	-100	-33.3%
Construction	12,200	16,800	4,600	37.7%
Manufacturing	23,600	27,000	3,400	14.4%
Trade, Transportation, and Utilities	58,100	64,900	6,800	11.7%
Information	3,800	3,500	-300	-7.9%
Financial Activities	12,800	15,300	2,500	19.5%
Professional and Business Services	28,000	368,00	8,800	31.4%
Educational Services (Private)	5,200	63,00	1,100	21.2%
Health Care and Social Assistance	45,900	61,100	15,200	33.1%
Leisure and Hospitality	28,000	34,200	6,200	22.1%
Other Services (excludes Private Household Workers)	10,600	11,300	700	6.6%
Federal Government	10,200	9,500	-700	-6.9%
State and Local Government	53,900	58,100	4,200	7.8%
Type of Employment				
<i>Total Nonfarm</i>	<i>292,600</i>	<i>345,000</i>	<i>52,400</i>	<i>17.9%</i>
<i>Total Farm</i>	<i>48,900</i>	<i>53,700</i>	<i>4,800</i>	<i>9.8%</i>
<i>Self Employment</i>	<i>25,200</i>	<i>26,000</i>	<i>800</i>	<i>3.2%</i>
<i>Unpaid Family Workers</i>	<i>1,200</i>	<i>1,100</i>	<i>-100</i>	<i>-8.3%</i>
<i>Private Household Workers</i>	<i>1,400</i>	<i>1,100</i>	<i>-300</i>	<i>-21.4%</i>

Source: California Employment Development Department, 2012-2022 Fresno Industry Employment Projections, published February 2015.

Figure 5 shows the average annual job openings by entry level education. According to California EDD, most expected job openings between 2010 and 2020 will require a high school diploma or less. Registered nurses are the only occupation among the top ten occupations with the largest number of job openings that has an entry education level higher than a high school diploma. Thirteen of the top 20 occupations on the list of fastest growing jobs are in a construction related field due to the expected recovery in the construction industry over the projection period. Occupations requiring less education tend to be lower earning.

FIGURE 5 FRESNO COUNTY AVERAGE ANNUAL JOB OPENINGS BY ENTRY LEVEL EDUCATION (2010-2020)



Source: California Employment Development Department, 2010-2020 Fresno County Projection Highlights. February 2013.

POPULATION AND EMPLOYMENT PROJECTIONS

Tables 2-12 and 2-14 show population and employment forecasts used for the Fresno COG Regional Transportation Plan/Sustainable Communities Strategy, which are from the San Joaquin Valley Demographic Forecasts: 2010 to 2050 prepared March 2012. The forecast was part of a San Joaquin Valley demographic study commissioned by the eight metropolitan planning organizations (MPOs) of the valley, in an effort to obtain recently-prepared projections.

Population Forecast

Based on the forecast shown in Table 2-12, countywide population will grow to an estimated 1,373,700 persons by the year 2040. This assumes an average annual growth rate of 1.8 percent between 2010 and 2040. In the past, County population has increased at rates of 2.4 percent a year from 1970 to 1990, and 1.7 percent a year from 1990 to 2010. During the next three decades (2010-2040) 443,229, or 48 percent, more people are expected to reside in Fresno County.

Table 2-12 Fresno County Population Forecast (2008-2040)

Year	Population
2008	912,521
2020	1,082,097
2035	1,300,597
2040	1,373,679

Source: *San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012*.

Fresno County's share of California's population is expected to steadily increase, as shown in Table 2-13. From 1970 to 2010, the County share of the State's population grew from 2.1 percent to 2.5 percent. By 2040, that share is expected to increase to 2.9 percent.

Table 2-13 Population of Fresno County and California (1970-2040)

Year	Fresno County Population	California Population	Fresno County Share of California Population
1970	413,053	19,053,100	2.2%
1980	514,621	23,667,900	2.2%
1990	667,490	29,760,000	2.2%
2000	799,407	33,871,648	2.4%
2010	930,450	37,253,956	2.5%
2020	1,082,097	40,643,643	2.7%
2030	1,227,649	44,279,354	2.8%
2040	1,373,679	47,690,186	2.9%

Source: *San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012*.

Employment Forecast

Table 2-14 shows the employment forecast for Fresno County by 2040. The Fresno County employment level will increase during the period, 2010-2040 despite the recession that began in 2007. However the unemployment rate will continue to be higher than the California average.

Table 2-14 Fresno County Employment Forecast (2008-2040)

Year	Employment
2008	345,816
2020	363,581
2035	427,727
2040	449,111

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing characteristics and conditions that affect housing needs in Fresno County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Stock Profile

Table 2-15 shows estimates from the California Department of Finance (DOF) of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF reported that Fresno County had 315,531 housing units in 2010. Of the total units, 69.5 percent were single family, 25.8 percent were multifamily, and 4.7 percent were mobile homes. The unincorporated area had the highest percentage of single family homes in 2010 (over 82 percent). Huron had the highest percentage of multifamily units (over 56 percent). Coalinga had a large percentage of mobile homes (11.6 percent), followed by the unincorporated area (11.3 percent).

Although the countywide proportion of multifamily units decreased in Fresno County, in several jurisdictions the proportion of multifamily units increased. For example, in smaller cities such as San Joaquin, Parlier, Orange Cove, Mendota, Huron, and Firebaugh, multifamily units as a proportion of all units increased by more than 30 percent between 2000 and 2010. These six jurisdictions also have the lowest median household incomes in the county.

Parlier, in particular, had the most multifamily units constructed during the period for any of the smaller cities (389), and also the highest percentage of multifamily construction at nearly 48 percent of all new construction. The three larger surrounding cities of Reedley, Selma, and Sanger, which together total about 75,000 residents, had a combined total of 435 multifamily units constructed during the period.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-15 Housing Stock (2000-2010)

Jurisdiction	2000			2010		
	Single Family Units	Multifamily Units	Mobile Homes	Single Family Units	Multifamily Units	Mobile Homes
Fresno County	185,433	71,992	13,342	219,271	81,555	14,705
	68.5%	26.6%	4.9%	69.5%	25.8%	4.7%
Clovis	16,886	7,463	916	25,572	8,774	960
	66.8%	29.5%	3.6%	72.4%	24.9%	2.7%
Coalinga	2,567	829	318	2,874	967	503
	69.1%	22.3%	8.6%	66.2%	22.3%	11.6%
Firebaugh	1,165	330	86	1,443	578	75
	73.7%	20.9%	5.4%	68.8%	27.6%	3.6%
Fowler	918	313	46	1,349	370	123
	71.9%	24.5%	3.6%	73.2%	20.1%	6.7%
Fresno	92,640	52,489	3,924	108,889	57,651	4,748
	62.2%	35.2%	2.6%	63.6%	33.7%	2.8%
Huron	674	673	68	599	899	104
	47.6%	47.6%	4.8%	37.4%	56.1%	6.5%
Kerman	1,759	586	116	2,922	804	182
	71.5%	23.8%	4.7%	74.8%	20.6%	4.7%
Kingsburg	2,552	661	164	3,018	853	198
	75.6%	19.6%	4.9%	74.2%	21.0%	4.9%
Mendota	1,263	543	72	1,643	858	55
	67.3%	28.9%	3.8%	64.3%	33.6%	2.2%
Orange Cove	1,278	463	26	1,466	765	0
	72.3%	26.2%	1.5%	65.7%	34.3%	0.0%
Parlier	2,042	588	14	2,464	977	53
	77.2%	22.2%	0.5%	70.5%	28.0%	1.5%
Reedley	4,352	1,429	191	5,083	1,521	263
	72.9%	23.9%	3.2%	74.0%	22.1%	3.8%
Sanger	4,006	1,251	163	5,456	1,548	100
	73.9%	23.1%	3.0%	76.8%	21.8%	1.4%
San Joaquin	497	178	60	628	249	57
	67.6%	24.2%	8.2%	67.2%	26.7%	6.1%
Selma	4,395	998	422	5,379	1,044	390
	75.6%	17.2%	7.3%	79.0%	15.3%	5.7%
Unincorporated County	48,439	3,198	6,756	50,486	3,697	6,894
	83.0%	5.5%	11.6%	82.7%	6.1%	11.3%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

A large proportion of the multifamily development that has occurred after the boom of the 1980s was subsidized through a variety of public housing and tax credit programs targeted to low-income residents (i.e., non-market rate affordable housing). As summarized in Table 2-16, about 87 percent of the units developed during the 1980s were strictly market rate, compared to an estimated 69 percent in the 1990s and 65 percent between 2000 and 2013. When subsidized affordable units are excluded, the production of multifamily units after the mid-1980s has been even more limited.

Table 2-16 Affordable vs. Market-Rate Multifamily Housing (1980-2013)

Period	Market-Rate Multifamily Housing	Affordable Multifamily Housing	Mixed Market-Rate and Affordable Multifamily Housing
1980s	87%	7%	6%
1990s	69%	22%	9%
2000-2013	65%	23%	13%

Source: CoStar Group and Economic and Planning Systems,
http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County the median year that owners moved into their current unit was 2001 whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). Table 2-17 shows tenure by jurisdiction in 2010. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 67.1 percent, followed by Kingsburg at 66.4 percent. Huron has the lowest percentage of owner units at 32.2 percent.

According to the California Housing Partnership Corporation report in August 2014, while the county population increased by a moderate 5.4 percent between 2006 and 2012, the percentage of households in the rental market increased by 13.6 percent¹, exacerbated by displacement caused by the foreclosure crisis. This indicates that more households are looking to rent, which can raise rental prices unless a significant number of rental units are added to the housing stock. Another trend in the region is the use of single family homes as rentals.

¹ California Housing Partnership Analysis of 2006 1-year American Communities Survey and 2012 1-year American Communities Survey

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-17 Housing Tenure (2010)

	Total Households	Renter-occupied Units		Owner-occupied Units	
		Households	Percent	Households	Percent
Fresno County <u>Total</u>	289,391	130,700	45.2%	158,691	54.8%
Clovis	33,419	12,615	37.7%	20,804	62.3%
Coalinga	3,896	1,900	48.8%	1,996	51.2%
Fowler	1,723	621	36.0%	1,102	64.0%
Huron	1,532	1,039	67.8%	493	32.2%
Kerman	3,692	1,527	41.4%	2,165	58.6%
Kingsburg	3,822	1,286	33.6%	2,536	66.4%
Mendota	2,424	1,368	56.4%	1,056	43.6%
Parlier	3,297	1,773	53.8%	1,524	46.2%
Reedley	6,569	2,688	40.9%	3,881	59.1%
San Joaquin	882	476	54.0%	406	46.0%
Sanger	6,659	2,786	41.8%	3,873	58.2%
Selma	6,416	2,591	40.4%	3,825	59.6%
Unincorporated County	52,723	17,351	32.9%	35,372	67.1%

Source: U.S. Census, 2010.

Vacancy Rate

Table 2-18 shows housing units and vacancies in unincorporated Fresno County and the cities according to the 2000 and 2010 U.S. Census. The vacancy rate indicates the match between the demand and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

As Table 2-18 shows, the vacancy rate increased in all communities between 2000 and 2010 except in Firebaugh and Parlier. In 2000 the unincorporated area and the city of Firebaugh had the highest vacancy rate at 10.65 and 10.31 percent, respectively. The vacancy rate in the unincorporated area was still the highest in 2010, increasing to 13.68 percent. Coalinga had the second highest vacancy rate in 2010.

Table 2-18 Housing Stock and Vacancy Rate (2000-2010)

City	2000			2010		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Clovis	25,265	903	3.57%	35,306	1,887	5.34%
Coalinga	3,714	333	8.97%	4,344	448	10.31%
Firebaugh	1,581	163	10.31%	2,096	176	8.40%
Fowler	1,277	35	2.74%	1,842	119	6.46%
Fresno	149,053	8,946	6.00%	171,288	12,939	7.55%
Huron	1,415	36	2.54%	1,602	70	4.37%
Kerman	2,461	73	2.97%	3,908	216	5.53%
Kingsburg	3,377	132	3.91%	4,069	247	6.07%
Mendota	1,878	53	2.82%	2,556	132	5.16%
Orange Cove	1,767	73	4.13%	2,231	163	7.31%
Parlier	2,644	198	7.49%	3,494	197	5.64%
Reedley	5,972	211	3.53%	6,867	298	4.34%
Sanger	5,420	200	3.69%	7,104	445	6.26%
San Joaquin	735	33	4.49%	934	52	5.57%
Selma	5,815	219	3.77%	6,813	397	5.83%
Unincorporated County	58,393	6,219	10.65%	61,077	8,354	13.68%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

Housing Conditions

Housing conditions are an important indicator of quality of life in Fresno County communities. Housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1960). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical.

Table 2-19 shows the age of the housing stock in Fresno County. In all jurisdictions more than half of the housing stock is over 30 years old. In Fowler almost 60 percent of the housing stock is over 30 years old. In the unincorporated county almost 70 percent is over 30 years. These units may require repairs or improvements. The city with the highest percentage of new housing is Clovis, followed by Parlier. Less than 30 percent of the housing stock in all jurisdictions, except unincorporated Fresno, is over 50 years old. Coalinga, Firebaugh, Fowler, Fresno, and Selma have the highest percentage (at a little more than 25 percent).

Table 2-19 Age of Housing Stock (2012)

	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier	Percent built before 1980	Percent built before 1960
Fresno County	315,544	1,435	48,518	46,361	46,817	61,244	35,550	37,744	18,320	19,555	54.6%	24.0%
Clovis	35,426	235	9,882	7,229	5,680	7,413	2,704	1,319	571	393	35.0%	6.4%
Coalinga	4,493	-	612	552	907	633	556	457	282	494	53.9%	27.4%
Firebaugh	2,191	9	360	379	244	471	156	474	59	39	54.7%	26.1%
Fowler	1,636	-	301	180	190	323	216	120	136	170	59.0%	26.0%
Fresno	171,841	743	23,048	25,015	26,823	33,873	18,760	21,887	10,870	10,822	56.0%	25.4%
Huron	1,698	-	357	403	290	228	82	133	15	190	38.2%	19.9%
Kerman	3,863	-	1,425	598	360	680	556	94	119	31	38.3%	6.3%
Kingsburg	3,897	-	633	814	734	537	336	244	335	264	44.0%	21.6%
Mendota	2,945	55	645	282	490	508	546	220	92	107	50.0%	14.2%
Orange Cove	2,284	29	760	244	132	191	454	159	74	241	49.0%	20.8%
Parlier	3,698	14	911	774	678	295	363	236	293	134	35.7%	17.9%
Reedley	6,616	49	985	1,194	1,194	1,016	624	683	344	527	48.3%	23.5%
Sanger	7,022	58	1,816	594	1,119	1,065	849	515	573	433	48.9%	21.7%
San Joaquin	1,017	-	80	325	123	246	65	94	63	21	48.1%	17.5%
Selma	6,815	107	1,065	1,486	723	1,109	570	805	284	666	50.4%	25.8%
Unincorporated County	60,102	136	5,638	6,292	7,130	12,656	8,713	10,304	4,210	5,023	68.1%	32.5%

Source: *American Communities Survey, 2008-2012.*

Most jurisdictions have not completed housing conditions surveys in recent years due to limited financial resources for conducting the survey or for providing rehabilitation assistance. However, staff from the local jurisdictions provided rough estimates of the number of housing units needing rehabilitation or replacement based on code enforcement cases and local knowledge of the communities. Based on these general estimates, an average of 12 percent of the units in the participating cities are considered to be in need of rehabilitation, and three percent are estimated to be in need of replacement. In the unincorporated areas, an estimated 25 percent of the housing units are considered to be substandard. Units needing replacement in the unincorporated areas are estimated at six percent. Overall, an estimated 24,000 units are in need of rehabilitation and 5,600 units are in need of replacement.

Fair Housing

Fair housing means that all people regardless of their special characteristics have equal access to housing opportunities. The Federal Fair Housing Act 42 U.S.C. 3604(f) (1) and the State Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) enforce fair housing for the protected classes. Between various Federal and State laws, the protected classes include race, color, religion, sex, national origin, familial status, physical/mental disability, sexual orientation, marital status, ancestry, age, source of income, gender identity/expression, genetic condition, or any other arbitrary factor.

According to the 2012 State of California Analysis of Impediments, between 2005 and 2010 there were 82 complaints filed with the California Department of Fair Employment and Housing (DFEH) that originated in Fresno County, with 32 percent of complaints based on disability, 32 percent based on race, and 12 percent based on familial status. Less than 20 percent of the complaints were based on sex, national origin, or retaliation; 42 (or 51 percent) complaints were closed due to lack of merit; and 29 (or 35 percent) complaints were settled. According to the same report, there were 18 complaints filed to HUD that originated in Fresno County. The majority of complaints were based on disability discrimination (67 percent), followed by race (22 percent), “other” (6 percent), and national origin (6 percent). Of the HUD complaints originating from Fresno County, 44 percent were settled and 39 percent were closed due to lack of merit.

Overpayment (Cost Burden)

State and Federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. As shown in Table 2-20, Huron has the highest percentage of total households overpaying for housing (61.3 percent), followed by Mendota (57.4 percent), Parlier (55.8 percent), and San Joaquin (55.5 percent).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. A higher percentage of lower-income households are overpaying for housing. Fresno has the highest percentage of lower-income households overpaying for housing (74.4 percent), followed by Clovis (73.8 percent), Sanger (72.7 percent), and Fresno County (71.6 percent).

Generally, renters are more affected than owners. This is true in most jurisdictions except for Huron, Kerman, and San Joaquin. Reedley has the highest percentage of overpaying renters (68.3 percent), followed by Firebaugh (68.0 percent), Fresno (65.3 percent), and Huron (64.0 percent). Over 65 percent of lower-income renters are overpaying for housing in all jurisdictions; Reedley has the highest rate of lower-income renters overpaying (81.6 percent).

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households	
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying
Fresno County	Lower income	51,174	31,766	62.1%	85,669	66,280	77.4%	136,843	98,046
	Total	142,895	56,371	39.4%	114,830	71,452	62.2%	257,724	127,823
Clovis	Lower income	4,613	3,077	66.7%	6,860	5,394	78.6%	11,472	8,472
	Total	19,140	7,581	39.6%	10,773	6,160	57.2%	29,913	13,741
Coalinga	Lower income	817	442	54.1%	1,186	771	65.1%	2,003	1,214
	Total	2,029	815	40.2%	1,802	827	45.9%	3,831	1,642
Firebaugh	Lower income	515	336	65.1%	729	509	69.9%	1,244	845
	Total	935	388	41.5%	812	552	68.0%	1,747	940
Fowler	Lower income	248	121	48.9%	464	334	72.0%	712	455
	Total	823	259	31.5%	678	344	50.7%	1,501	603
Fresno	Lower income	25,702	16,029	62.4%	54,720	43,798	80.0%	80,422	59,827
	Total	69,781	28,464	40.8%	72,180	47,103	65.3%	141,961	75,567
Huron	Lower income	134	118	88.1%	1,066	724	67.9%	1,199	842
	Total	275	138	50.2%	1,144	732	64.0%	1,419	870
Kerman	Lower income	815	538	65.9%	970	631	65.1%	1,785	1,169
	Total	1,881	809	43.0%	1,312	676	51.5%	3,192	1,485
Kingsburg	Lower income	551	322	58.5%	953	695	73.0%	1,504	1,018
	Total	2,035	594	29.2%	1,343	730	54.4%	3,378	1,324
Mendota	Lower income	705	479	67.9%	1,229	852	69.3%	1,935	1,331
	Total	1,070	555	51.9%	1,382	852	61.7%	2,452	1,407

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households	
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying
Orange Cove	Lower income	554	301	54.2%	959	666	69.4%	1,514	967
	Total	840	329	39.2%	1,077	666	61.8%	1,917	995
Parlier	Lower income	823	538	65.4%	1,401	1,018	72.6%	2,224	1,556
	Total	1,377	687	49.9%	1,750	1,058	60.5%	3,127	1,745
Reedley	Lower income	1,253	747	59.6%	1,700	1,388	81.6%	2,954	2,135
	Total	3,403	1,084	31.9%	2,136	1,459	68.3%	5,539	2,543
Sanger	Lower income	1,562	1,111	71.1%	1,923	1,424	74.0%	3,485	2,535
	Total	3,313	1,545	46.6%	2,635	1,589	60.3%	5,948	3,134
San Joaquin	Lower income	308	247	80.3%	383	176	46.0%	691	423
	Total	407	272	66.9%	410	181	44.2%	816	453
Selma	Lower income	1,554	883	56.8%	1,851	1,405	75.9%	3,405	2,288
	Total	3,464	1,447	41.8%	2,347	1,476	62.9%	5,810	2,923
Unincorporated County	Lower income	11,019	6,476	58.8%	9,275	6,494	70.0%	20,294	12,970
	Total	32,122	11,404	35.5%	13,049	7,047	54.0%	45,171	18,451

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25106, 2007-2011.

Overcrowding

State HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably-sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 2-21 shows overcrowding by tenure for each jurisdiction in Fresno County. For comparison, the statewide overcrowding rate is 4.1 percent, or about one in 24. Fresno has a significantly high incidence of overcrowding (10.1 percent, or one in ten), more than twice the statewide rate. Huron, Orange Cove, Mendota, and San Joaquin have the highest rate of overcrowding; over a fifth of the units in each of these cities are overcrowded. Statewide, 1.0 percent of units are severely overcrowded compared to 3.2 percent in Fresno County. Clovis and Kingsburg have the lowest rates of overcrowding.

In Fresno County and statewide, overcrowding is typically more of a problem in rental units than owner units. The statewide rate for renter overcrowding is 12.3 percent, compared to 15.7 percent in Fresno County. Only in Kingsburg and San Joaquin is the incidence of overcrowding higher for owners than it is for renters.

Table 2-21 Overcrowding by Tenure (2011)

	Owner-Occupied				Renter-Occupied				Total			
	Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Fresno County	8,332	5.4%	1,852	1.2%	20,644	15.7%	7,211	5.5%	28,976	10.1%	9,063	3.2%
Clovis	459	2.2%	46	0.2%	967	7.9%	170	1.4%	1,426	4.3%	216	0.7%
Coalinga	90	4.0%	31	1.4%	375	18.5%	105	5.2%	465	10.9%	136	3.2%
Firebaugh	108	10.4%	58	5.6%	222	25.3%	10	1.1%	330	17.2%	68	3.6%
Fowler	91	10.3%	36	4.1%	111	15.0%	8	1.1%	202	12.4%	44	2.7%
Fresno	4,123	5.4%	1,030	1.3%	12,173	15.0%	4,980	6.1%	16,296	10.3%	6,010	3.8%
Huron	38	11.7%	23	7.1%	396	32.4%	134	11.0%	434	28.0%	157	10.1%
Kerman	181	8.8%	0	0.0%	316	20.8%	157	10.3%	497	13.8%	157	4.4%
Kingsburg	145	6.7%	5	0.2%	75	5.1%	16	1.1%	220	6.0%	21	0.6%
Mendota	130	10.8%	0	0.0%	463	29.9%	207	13.4%	593	21.5%	207	7.5%
Orange Cove	159	17.3%	26	2.8%	357	28.0%	105	8.2%	516	23.5%	131	6.0%
Parlier	164	10.7%	27	1.8%	482	24.5%	105	5.3%	646	18.4%	132	3.8%
Reedley	333	8.9%	88	2.4%	749	30.8%	168	6.9%	1,082	17.6%	256	4.2%
Sanger	306	8.4%	21	0.6%	547	18.6%	260	8.9%	853	13.0%	281	4.3%
San Joaquin	96	21.4%	12	2.7%	94	20.1%	16	3.4%	190	20.8%	28	3.1%
Selma	407	10.8%	99	2.6%	659	25.3%	120	4.6%	1,066	16.7%	219	3.4%
Unincorporated County	1,502	4.3%	350	1.0%	2,658	15.8%	650	3.9%	4,160	8.1%	1,000	1.9%

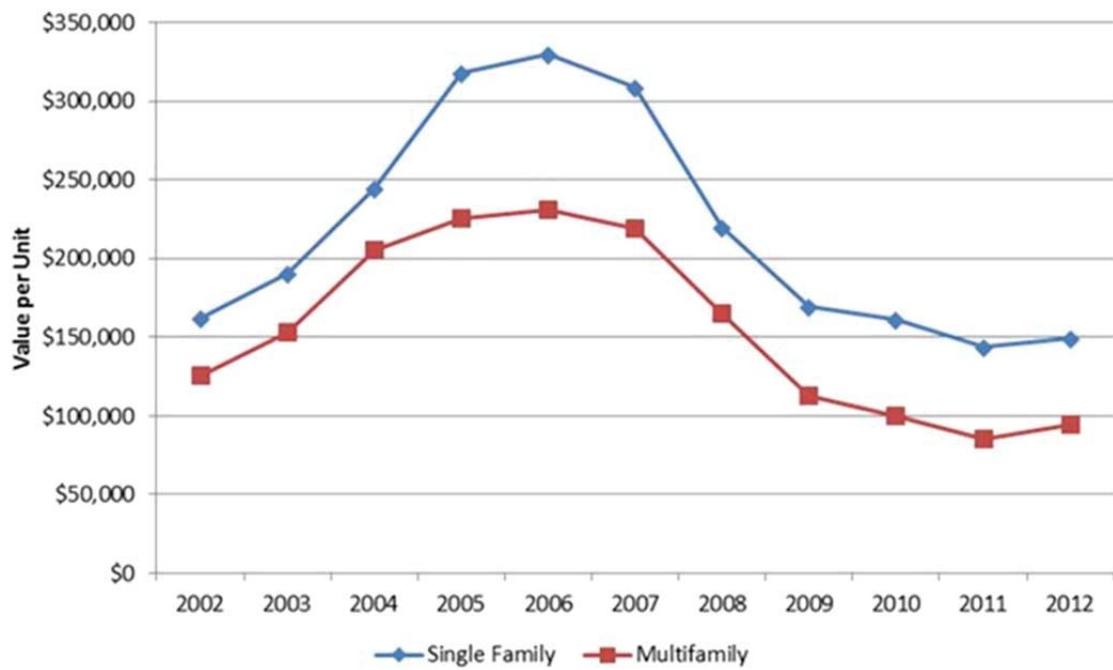
Source: Fresno Pre-Approved Data Package, American Communities Survey, Table B25014, 2007-2011.

HOUSING COST AND AFFORDABILITY

Home Price Trends

Housing values in Fresno County were hard hit by the 2008 housing market crash. The average single family home value peaked in 2006 at about \$325,000 and was at its lowest in 2011 at less than \$150,000. Similarly, the average condominium/townhome value, a small part of the market, peaked at about \$230,000 in 2006 and then sank to about \$90,000 in 2011. However, the market began to rebound in 2012 and more recent data suggests that this trend will continue, indicating that the market has weathered a cyclical low point.

**FIGURE 6 RESIDENTIAL SALE VALUE TREND (IN 2014 DOLLARS)
FRESNO COUNTY**



Source: San Joaquin Valley Infill Viability Analysis; Research And Development Corporation (RAND); Department of Finance; and Economic and Planning Systems (EPS), 2014.

Table 2-22 shows the number of home sales and median price for each jurisdiction in Fresno County in 2014. According to DQNews, in 2014, 10,411 homes were sold countywide with a median price of \$209,000. This is a 13 percent increase from the 2013 countywide median price. More homes were sold in 2014 in the city of Fresno than in all other jurisdictions combined. Clovis had the highest median sale price of \$285,000, and San Joaquin had the lowest at \$72,000; however, the median in San Joaquin is based on a very small number of home sales.

Table 2-22 Home Sales Recorded in 2014

	2014 Sale Counts	2014	2013	Percent Change Year to Year
Fresno County	10,411	\$209,000	\$185,000	13.0%
Clovis	2,038	\$285,000	\$258,000	10.5%
Coalinga	137	\$140,000	\$110,000	27.3%
Firebaugh	37	\$118,000	\$100,000	18.0%
Fowler	75	\$237,000	\$216,000	9.7%
Fresno	6,431	\$190,000	\$173,000	9.8%
Huron	10	\$126,000	\$89,500	40.8%
Kerman	97	\$184,500	\$152,500	21.0%
Kingsburg	148	\$215,250	\$185,000	16.4%
Mendota	29	\$110,000	\$98,750	11.4%
Orange Cove	42	\$100,000	\$69,500	43.9%
Parlier	67	\$135,000	\$121,250	11.3%
Reedley	222	\$175,000	\$150,000	16.7%
San Joaquin	7	\$72,000	\$100,000	-28.0%
Sanger	343	\$195,000	\$165,000	18.2%
Selma	207	\$160,000	\$147,000	8.8%

Note: Data not available for unincorporated county.

Source: DQ NEWS, <http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx>, 2015

In terms of single-family production housing, there are a variety of new home communities with a range of product types available throughout the county, according to the San Joaquin Valley Infill Viability Analysis from 2014. Homes range in size from 1,360 square feet to 3,490 square feet. Lots vary from 1,800 square feet to 16,000 square feet. Home prices start at about \$185,000 and go to \$630,000, with per-square-foot prices ranging from \$110 to \$200. Small-lot projects accounted for about 20 percent of sales during the first quarter of 2014. By comparison, about 60 percent of sales were in communities with more typical lot sizes, ranging from about 4,500 square feet to 7,500 square feet. Available data indicate that the small-lot products sell for less overall, but achieve higher prices on a per-square-foot basis than homes on typical lots.

Rental Trends

Close to half of Fresno County households are renters. Although renters in general tend to live in multifamily units, about 42 percent of renter households in Fresno County live in single family homes compared to 37 percent statewide and about 34 percent nationally. Given that very few developers build single family units for rent, many single family units originally built as for-sale products have been converted to rental property over time. As a result of the foreclosure crisis, Fresno has a relatively large investor market where individuals (or partnerships) buy single family homes (or hold rather than sell when they move) for income property.

The median rent in Fresno County is well below the state average, especially when compared to urban areas where new rental products (e.g., multifamily apartments) are being developed. For example, based on data from Zillow.com, which has collected data on asking rents for most counties in the state for over four years, rents in Fresno County are about 70 percent of the state average and have remained relatively constant in real terms since 2010. Fresno County rents are about half those in Los Angeles County, a county that has experienced significant growth in apartment development.

Table 2-23 Residential Rental Rate Comparison (2010-2014)

Jurisdiction	Rental Rate	Year					Growth 2010-2014	
		2010	2011	2012	2013	2014	\$ Change	Percent Change
Fresno County	Average Rent	\$1,154	\$1,166	\$1,178	\$1,187	\$1,200	\$46	4%
	Average Rent/Sq. Ft.	\$0.76	\$0.78	\$0.76	\$0.77	\$0.78	\$0.02	3%
California	Average Rent	\$1,559	\$1,540	\$1,604	\$1,633	\$1,650	\$91	6%
	Average Rent/Sq. Ft.	\$1.07	\$1.05	\$1.07	\$1.08	\$1.10	\$0.03	4%
<i>Fresno County as a Percent of California</i>	<i>Average Rent</i>	74%	76%	73%	73%	73%	N/A	-2%
	<i>Average Rent/Sq. Ft.</i>	71%	74%	71%	71%	71%	N/A	0%
Los Angeles	Average Rent	\$2,115	\$2,121	\$2,139	\$2,211	\$2,239	\$125	6%
	Average Rent/Sq. Ft.	\$1.49	\$1.49	\$1.51	\$1.55	\$1.58	\$0.09	6%
<i>Fresno County as a Percent of Los Angeles</i>	<i>Average Rent</i>	55%	55%	55%	54%	54%	N/A	-2%
	<i>Average Rent/Sq. Ft.</i>	51%	52%	51%	49%	49%	N/A	-3%

Source: Zillow.com, Economic and Planning Systems, http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

The few market-rate projects that have been built in Fresno County (predominately in Fresno or Clovis) appear to target niche markets or premium locations, such as student housing for Fresno State, highly-amenitized complexes oriented towards seniors, and/or located in the Clovis Unified School District. It is also worth noting that institutional developers (e.g., REITS and other publicly-traded development companies) do not appear to be active in the Fresno multifamily market (although they are in a single family development market).

Ability to Pay

Table 2-24 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Fresno County (\$57,900) could afford to spend up to \$1,448 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$31,250. This household could afford a \$695 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in Table 2-24 in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

Housing is generally very affordable in Fresno County. The median home sale price countywide would be affordable to a four-person household earning the median income of \$57,900, as shown in Table 2-24. Even low- and very-low-income households can afford the median priced home in many communities in the county. For example, a very low-income four-person household making \$28,950 per year could afford an estimated maximum purchase price of \$116,936. Based on the median home sale prices reported in Table 2-22, a household earning this income could afford the median home sale price in Mendota, Orange Cove, and San Joaquin.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-24 Fresno County Ability to Pay (2014)

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150
Max. Monthly Gross Rent ¹	\$304	\$348	\$391	\$434	\$469	\$504
Max. Purchase Price ²	\$49,077	\$56,146	\$63,214	\$70,081	\$75,736	\$81,391
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$20,250	\$23,150	\$26,050	\$28,950	\$31,250	\$33,600
Max. Monthly Gross Rent ¹	\$506	\$579	\$651	\$724	\$781	\$840
Max. Purchase Price ²	\$81,795	\$93,509	\$105,223	\$116,936	\$126,227	\$135,719
Low-Income Households at 70% of 2014 AMI For Sale and 60% of 2014 AMI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% AMI)	\$28,350	\$32,400	\$36,500	\$40,550	\$43,750	\$47,000
Income Level for Rental (60% AMI)	\$24,300	\$27,800	\$31,250	\$34,750	\$37,500	\$40,300
Max. Monthly Gross Rent ¹	\$608	\$695	\$781	\$869	\$938	\$1,008
Max. Purchase Price ²	\$114,513	\$130,872	\$147,433	\$163,792	\$176,717	\$189,845
Median-Income Households at 100% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent ¹	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564	\$1,679
Max. Purchase Price ²	\$163,792	\$187,018	\$210,445	\$233,873	\$252,656	\$271,236
Moderate-Income Households at 110% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$44,600	\$50,950	\$57,300	\$63,700	\$68,800	\$73,900
Max. Monthly Gross Rent/Payments ¹	\$1,301	\$1,486	\$1,671	\$1,858	\$2,007	\$2,155
Max. Purchase Price ²	\$210,176	\$240,100	\$270,024	\$300,184	\$324,218	\$348,251

¹ Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

² Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³ 2014 State Area Median Income for Fresno County is \$57,900.

Source: California Department of Housing and Community Development, 2014,
<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf>; Mintier Harnish, 2014.

Table 2-25 shows HUD-defined fair market rent levels (FMR) for Fresno County for 2014. In general the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As shown in Table 2-24, a three-person household classified as low-income with an annual income of \$31,250 (60 percent of AMI) could afford to pay \$781 monthly gross rent (including utilities). As shown in Table 2-25, the 2014 FMR for a two-bedroom unit in Fresno County is \$827. Therefore, a low-income three-person household at the middle of the income range could not afford to rent a two-bedroom unit at the FMR level. A moderate-income three-person household with an income of \$57,300 could afford to pay \$1,671 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment.

Table 2-25 HUD Fair Market Rent by Bedroom¹ (2014)

Bedrooms in Unit	2014 FMR
Studio	\$630
1 Bedroom	\$655
2 Bedrooms	\$827
3 Bedrooms	\$1,162
4 Bedrooms	\$1,356

¹ 50th percentile of market rents for Fiscal Year 2014 for Fresno MSA (Fresno County) and "Exception Rents."

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

SPECIAL NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Fresno County belonging to each group are shown.

Elderly Persons

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitation also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

In 2012, 11.5 percent of the population statewide was over the age of 65. Each jurisdiction in Fresno County has a lower rate, except Kingsburg with 13.7 percent. San Joaquin and Huron are the lowest, with less than 5 percent of the population over 65.

Table 2-26 Percent of the Population 65 and Over (2012)

	Total Population	Seniors	Percent Seniors
Fresno County	939,605	96,779	10.3%
Clovis	97,100	10,875	11.2%
Coalinga	16,609	1,196	7.2%
Firebaugh	7,773	451	5.8%
Fowler	5,785	567	9.8%
Fresno City	500,819	46,576	9.3%
Huron	6,760	372	5.5%
Kerman	13,856	1,150	8.3%
Kingsburg	11,507	1,576	13.7%
Mendota	11,237	584	5.2%
Orange Cove	9,349	449	4.8%
Parlier	14,599	964	6.6%
Reedley	24,562	2,481	10.1%
Sanger	24,393	2,342	9.6%
San Joaquin	3,991	204	5.1%
Selma	23,538	2,636	11.2%
Unincorporated County*	167,727	24,357	14.5%

Note: The American Communities Survey provides an estimate of the percentage of the senior population. The estimated number of seniors was calculated using that percentage and the total estimated population.

*The unincorporated area number of seniors is the total number of estimated seniors in the county less all the seniors in each jurisdiction.

Source: American Communities Survey, 2009-2013.

Table 2-27 shows elderly householders by tenure. Senior households have a high homeownership rate. In Fresno County 72.8 percent of senior householders were living in owner-occupied units in 2011, compared to 54.2 percent of all households.

Table 2-27 Elderly Households by Tenure (2011)

		All Households			Senior Households		
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied
Fresno County	Number	287,082	155,585	131,497	55,251	40,245	15,006
	Percent	100%	54.2%	45.8%	100%	72.8%	27.2%
Clovis	Number	32,915	20,598	12,317	5,944	4,188	1,756
	Percent	100%	62.6%	37.4%	100%	70.5%	29.5%
Coalinga	Number	4,259	2,237	2,022	509	382	127
	Percent	100%	52.5%	47.5%	100%	75.0%	25.0%
Firebaugh	Number	1,914	1,035	879	306	231	75
	Percent	100%	54.1%	45.9%	100%	75.5%	24.5%
Fowler	Number	1,625	884	741	275	203	72
	Percent	100%	54.4%	45.6%	100%	73.8%	26.2%
Fresno	Number	157,649	76,355	81,294	28,062	18,652	9,410
	Percent	100%	48.4%	51.6%	100%	66.5%	33.5%
Huron	Number	1,548	325	1,223	151	85	66
	Percent	100%	21.0%	79.0%	100%	56.3%	43.7%
Kerman	Number	3,589	2,068	1,521	593	442	151
	Percent	100%	57.6%	42.4%	100%	74.5%	25.5%
Kingsburg	Number	3,646	2,178	1,468	862	595	267
	Percent	100%	59.7%	40.3%	100%	69.0%	31.0%
Mendota	Number	2,753	1,204	1,549	424	344	80
	Percent	100%	43.7%	56.3%	100%	81.1%	18.9%
Orange Cove	Number	2,195	920	1,275	203	125	78
	Percent	100%	41.9%	58.1%	100%	61.6%	38.4%
Parlier	Number	3,508	1,538	1,970	406	251	155
	Percent	100%	43.8%	56.2%	100%	61.8%	38.2%
Reedley	Number	6,165	3,737	2,428	1,245	931	314
	Percent	100%	60.6%	39.4%	100%	74.8%	25.2%
Sanger	Number	6,559	3,626	2,933	1,272	809	463
	Percent	100%	55.3%	44.7%	100%	63.6%	36.4%
San Joaquin	Number	915	448	467	99	44	55
	Percent	100%	49.0%	51.0%	100%	44.4%	55.6%
Selma	Number	6,393	3,785	2,608	1,239	1,048	191
	Percent	100%	59.2%	40.8%	100%	84.6%	15.4%
Unincorp. County	Number	51,449	34,647	16,802	13,661	11,915	1,746
	Percent	100%	67.3%	32.7%	100%	87.2%	12.8%

Source: Fresno Pre-Approved Data Package, American Communities Survey, 5 Year (B25007), 2011.

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As shown in Table 2-28, the population 65 years and over has the highest rate of disabilities. Countywide, an estimated 41.7 percent of seniors have a disability.

Table 2-28 Seniors with Disabilities (2013)

	Population 65 years and over		
	Total	With a Disability	Percent with a Disability
Fresno County	94,864	39,557	41.7%
Clovis	10,635	4,017	37.8%
Coalinga	1,099	509	46.3%
Firebaugh	452	179	39.6%
Fowler	519	255	49.1%
Fresno	45,279	19,841	43.8%
Huron	369	133	36.0%
Kerman	1,156	548	47.4%
Kingsburg	1,503	505	33.6%
Mendota	588	336	57.1%
Orange Cove	447	176	39.4%
Parlier	959	354	36.9%
Reedley	2,331	815	35.0%
Sanger	2,248	1,065	47.4%
San Joaquin	205	40	19.5%
Selma	2,554	855	33.5%
Unincorporated County	24,520	9,929	40.5%

Source: American Communities Survey, 2009-2013.

Currently, the Fresno Housing Authority owns and manages three senior housing complexes with 134 senior housing units. While nearly all of the 5,000 housing units managed by the Housing Authority are available to seniors, these three residential communities are designated specifically for those over the age of 62. The communities are located in the cities of Firebaugh (30 units), Kerman (Kearney Palms I–80 units, and Kearney Palms II–20 units), and Sanger (the Elderberry at Bethel–74 units, and Wedgewood Commons–30 units). The Housing Authority is also currently building a 45-unit senior apartment complex in Kingsburg called Marion Villas Apartments. The project is expected to be completed in 2015. The rent at these complexes is based on an amount no greater than 30 percent of the resident's adjusted gross income. All senior units offer amenities and are maintained and upgraded by the Fresno Housing Authority regularly in order to ensure an attractive and safe setting. In addition, the Fresno Housing Authority provides numerous programs for residents at these complexes.

The Fresno County Senior Resource Center operates a program, Adult Protective Services, which assists both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services also provides housing and basic needs assistance to elderly persons. Low-income elderly persons also are eligible to apply to the Housing Authority's Housing Choice Voucher Program. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. The Agency provides housing assistance by compiling a list of apartments that cater to elderly needs. The Agency also offers a hot meal, served Monday through Friday. The FMAAA serves over 300,000 congregate meals and approximately 600,000 home-delivered meals annually throughout the Fresno and Madera area.

For seniors and other persons requiring a supportive housing setting, there are 120 licensed care facilities in Fresno County with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result large households may be overcrowded in smaller units. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities.

Table 2-29 shows large households by tenure. In Fresno County 18.8 percent of the households are large. The jurisdictions with the highest percentage of large households are Orange Cove and Parlier (both with 35.9 percent), Mendota (35.5 percent), and Firebaugh (34.7 percent). The city of Fresno has the lowest rate with 17.0 percent, still higher than the statewide rate of 14.3 percent.

In Fresno County a higher percentage of large households are renters. In Huron 74.2 percent of large households are renters. However, this is not the case in all jurisdictions. In Kingsburg two-thirds of large households are owners.

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Table 2-29 Large Households by Tenure (2011)

		Total Households	Large Households		
			Total	Owner	Renter
Fresno County	Number	287,082	54,106	26,245	27,861
	Percent	100.0%	18.8%	48.5%	51.5%
Clovis	Number	32,915	4,450	2,860	1,590
	Percent	100.0%	13.5%	64.3%	35.7%
Coalinga	Number	4,259	859	367	492
	Percent	100.0%	20.2%	42.7%	57.3%
Firebaugh	Number	1,914	665	343	322
	Percent	100.0%	34.7%	51.6%	48.4%
Fowler	Number	1,625	445	209	236
	Percent	100.0%	27.4%	47.0%	53.0%
Fresno	Number	157,649	26,879	11,808	15,071
	Percent	100.0%	17.0%	43.9%	56.1%
Huron	Number	1,548	516	133	383
	Percent	100.0%	33.3%	25.8%	74.2%
Kerman	Number	3,589	1,056	629	427
	Percent	100.0%	29.4%	59.6%	40.4%
Kingsburg	Number	3,646	746	497	249
	Percent	100.0%	20.5%	66.6%	33.4%
Mendota	Number	2,753	978	415	563
	Percent	100.0%	35.5%	42.4%	57.6%
Orange Cove	Number	2,195	788	361	427
	Percent	100.0%	35.9%	45.8%	54.2%
Parlier	Number	3,508	1,259	536	723
	Percent	100.0%	35.9%	42.6%	57.4%
Reedley	Number	6,165	2,105	1,178	927
	Percent	100.0%	34.1%	56.0%	44.0%
Sanger	Number	6,559	1,867	985	882
	Percent	100.0%	28.5%	52.8%	47.2%
San Joaquin	Number	915	311	152	159
	Percent	100.0%	34.0%	48.9%	51.1%
Selma	Number	6,393	1,724	863	861
	Percent	100.0%	27.0%	50.1%	49.9%
Unincorporated County	Number	51,449	9,458	4,909	4,549
	Percent	100.0%	18.4%	51.9%	48.1%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25009, 2007-2011.

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-30 shows the number of female-headed households in Fresno County. As shown in the table, 9.9 percent of households countywide were single females. This is higher than the statewide rate of 6.8 percent. In Huron, more than 16 percent of householders were single females. The unincorporated area had the lowest percentage of single-female headed households.

Table 2-30 Single Female-Headed Households (2010)

	Total Households	Single Female-Headed Households with Own Children Under Age 18	Percent
Fresno County	289,391	28,575	9.9%
Clovis	33,419	2,549	7.6%
Coalinga	3,896	465	11.9%
Fowler	1,723	160	9.3%
Fresno City	158,349	18,424	11.6%
Huron	1,532	247	16.1%
Kerman	3,692	377	10.2%
Kingsburg	3,822	287	7.5%
Mendota	2,424	300	12.4%
Mendota	2,424	300	12.4%
Orange Cove	2,068	298	14.4%
Parlier	3,297	421	12.8%
Reedley	6,569	522	7.9%
San Joaquin	882	124	14.1%
Sanger	6,659	729	10.9%
Selma	6,416	639	10.0%
Unincorp. County	52,219	2,733	5.2%

Source: U.S. Census, 2010.

SECTION 2: HOUSING NEEDS ASSESSMENT

Female-headed single-parent households often experience a high rate of poverty. Countywide 40.1 percent of the female single-parent households were living under the poverty level compared to 14.5 percent of all households (See Table 2-31). In Mendota 77.7 percent of female-headed households were living in poverty, followed by San Joaquin and Orange Cove with 68.2 percent and Huron with 65.3 percent. The poverty rate for all households is also high in these areas. Reedley has the lowest percentage of female-headed households in poverty (22.8 percent), but it is still higher than the rate for all families. Statewide 10.7 percent of families and 25.5 percent of female-headed households were in poverty.

Table 2-31 Female-Headed Households in Poverty (2011)

	Total Households in Poverty		Female-Headed Households in Poverty	
	Number	Percent	Number	Percent
Fresno County	41,637	14.5%	19,206	40.1%
Clovis	2,221	6.7%	1,035	23.3%
Coalinga	585	13.7%	368	45.4%
Firebaugh	503	26.3%	204	56.4%
Fowler	245	15.1%	87	39.4%
Fresno	24,387	15.5%	12,188	41.60%
Huron	658	42.5%	437	65.3%
Kerman	604	16.8%	260	39.6%
Kingsburg	364	10.0%	213	36.1%
Mendota	1,000	36.3%	580	77.7%
Orange Cove	747	34.0%	398	68.2%
Parlier	896	25.5%	355	45.8%
Reedley	1,084	17.6%	158	22.8%
Sanger	747	61.2%	348	28.5%
San Joaquin	78	30.2%	176	68.2%
Selma	575	55.7%	395	38.2%
Unincorporated County	1,106	20.0%	2,004	36.3%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B17012, 2007-2011.

Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers, Homebuyer Assistance Program (HAP), and Housing Rehabilitation Program (HARP) in the county. The County offers the California Work Opportunity and Responsibility to Kids (CalWORKs) Program to help eligible needy families who have children under the age of 19 with cash assistance, Medi-Cal, and employment services. Assistance programs offered by organizations like First Five Fresno County and PG&E can also assist these households with securing affordable childcare and housing.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines five disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market rate housing.

Severely mentally-disabled persons are especially in need of assistance. Mentally-disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. The National Institute for Mental Health estimates that in 2010, 45.9 million adults age 18 and older (20 percent) suffered from mental illness. If this ratio holds true for Fresno County, an estimated 189,579 residents have some form of mental disability that requires special housing accommodations, medical treatment, and/or supportive services.

According to the 2009-2013 ACS, 12 percent of the population countywide age five and over is living with disabilities. This is slightly higher than the statewide rate of 10 percent. The population 65 years and over has the highest rate of disabilities. Table 2-32 provides information on the nature of these disabilities. The total disabilities number shown for all age groups exceeds the number of persons with disabilities because a person can have more than one disability. Among school age children the most frequent disability was cognitive. For persons age 18 to 64 years, the most frequent disabilities were ambulatory, cognitive, and independent living. Finally, for seniors ambulatory disabilities were the most frequent. The unincorporated area had the highest rate of disabilities for the total population with 13 percent. San Joaquin had the lowest rate at 4 percent.

Table 2-32 Disability by Type (2013)

	Fresno County	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Pattier	Reedley	Sanger	San Joaquin	Selma	Unincorporated County
Total population	927,913	96,652	14,087	7,773	5,730	496,343	6,760	13,852	11,387	11,237	9,349	14,599	24,337	24,184	3,991	23,399	
With a disability	107,708	10,367	1,421	669	552	61,252	470	1,267	1,195	796	641	1,127	2,258	2,319	174	2,231	164,233
Percent with a disability	11%	10%	9%	10%	12%	7%	9%	10%	7%	7%	8%	9%	10%	4%	10%	20,969	1,3%
Population under 5 years	79,480	6,608	1,203	756	430	44,631	989	1,486	802	1,157	1,178	1,502	2,259	2,417	461	2,008	11,593
With a disability	551	35	0	24	0	246	38	0	17	10	0	0	6	46	0	30	99
Percent with a disability	1%	1%	0%	3%	0%	1%	4%	0%	2%	1%	0%	0%	2%	0%	1%	1%	1%
<i>With a hearing difficulty</i>	327	35	0	24	0	154	38	0	0	0	0	0	0	0	0	0	46
<i>With a vision difficulty</i>	248	0	0	0	0	97	19	0	17	10	0	0	6	46	0	0	53
Population 5 to 17 years	197,682	20,807	3,015	1,921	1,330	104,625	1,813	3,103	2,425	2,519	2,512	3,692	5,724	5,373	1,214	5,204	32,405
With a disability	9,358	900	137	39	8	5,871	45	116	57	40	31	92	278	135	17	48	1,544
Percent with a disability	5%	4%	5%	2%	1%	6%	2%	4%	2%	2%	1%	2%	5%	3%	1%	1%	5%
<i>With a hearing difficulty</i>	1,905	193	31	0	0	1,287	8	25	0	0	0	0	79	10	8	0	264
<i>With a vision difficulty</i>	235	65	0	0	0	1,197	0	13	10	21	25	47	0	33	4	0	295
<i>With a cognitive difficulty</i>	6,154	614	41	39	8	3,955	37	45	47	9	0	64	1,54	72	5	48	1,016
<i>With an ambulatory difficulty</i>	1,258	246	0	0	0	0	15	12	22	10	0	8	45	26	0	0	190
<i>With a self-care difficulty</i>	1,830	341	10	0	0	953	15	21	33	0	6	8	26	34	0	6	377
Population 18 to 64 years	555,887	58,602	8,770	4,644	3,451	301,808	3,589	8,107	6,657	6,973	5,212	8,446	14,023	14,146	2,111	13,633	95,715
With a disability	58,242	5,415	775	427	289	35,294	254	603	616	410	434	681	1,159	1,073	117	1,298	9,397
Percent with a disability	10%	9%	9%	8%	8%	12%	7%	7%	9%	6%	8%	8%	8%	6%	10%	10%	10%
<i>With a hearing difficulty</i>	11,871	994	140	45	82	6,834	66	1,09	84	93	43	126	243	155	11	337	2,512
<i>With a vision difficulty</i>	13,426	1,101	92	37	43	8,778	128	160	51	213	103	178	257	214	19	341	1,711
<i>With a cognitive difficulty</i>	24,479	1,973	160	117	16,053	88	175	297	66	204	241	450	338	34	454	3,669	
<i>With an ambulatory difficulty</i>	29,550	3,091	591	148	124	17,712	73	304	339	140	241	408	423	606	71	757	4,522
<i>With a self-care difficulty</i>	11,460	1,285	214	72	47	6,954	35	113	99	31	200	110	200	202	6	213	1,679
<i>With an independent living difficulty</i>	22,224	2,103	263	194	94	14,177	35	244	315	74	211	262	409	348	22	456	3,017
Population 65 years and over	94,864	10,635	1,999	452	369	45,279	519	1,156	588	447	959	2,331	2,248	205	2,554	24,520	
With a disability	39,557	4,017	509	179	255	19,841	133	548	505	336	176	354	815	1,065	40	855	9,929
Percent with a disability	42%	38%	40%	49%	44%	36%	47%	34%	37%	39%	43%	47%	35%	47%	20%	33%	40%
<i>With a hearing difficulty</i>	17,494	2,105	263	102	67	8,594	56	254	191	150	43	67	373	528	13	278	4,410
<i>With a vision difficulty</i>	8,290	773	126	12	64	4,588	53	83	32	88	76	39	121	302	0	177	1,756
<i>With a cognitive difficulty</i>	11,666	1,053	165	20	140	6,375	27	145	112	155	60	136	244	357	15	254	2,408
<i>With an ambulatory difficulty</i>	26,322	325	112	106	13,615	109	413	334	236	111	263	487	611	25	715	6,289	
<i>With a self-care difficulty</i>	10,443	1,043	112	61	70	5,800	21	168	133	91	104	89	179	297	0	282	1,993
<i>With an independent living difficulty</i>	18,818	1,786	175	87	128	10,177	43	311	222	141	118	212	448	594	13	434	3,929

Source: American Community Survey, 2009-2013.

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Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 2-33 shows the number of people in Fresno county jurisdictions receiving assistance in December 2014. The majority of these (more than 2,000 persons) lived in their own home and the rest lived in independent living or supportive living (about 200 persons), community care facilities (about 130 persons), foster or family homes (less than 140 persons), or an intermediate care facility (about 50 persons). The most common type of disability was intellectual: approximately 75 percent of clients. Approximately 20 percent had epilepsy and/or autism. The least common was cerebral palsy, with an estimated 15 percent. Clients may have more than one disability.

Table 2-33 Clients in Fresno County with Developmental Disabilities by Age (2014)

Jurisdiction	00-17 Years	18+ Years	Total
Clovis	232	398	630
Coalinga	34	36	70
Fowler	21	22	43
Huron	15	18	33
Kerman	74	75	149
Kingsburg	42	40	82
Mendota	27-37	27-37	54+
Parlier	83	41	124
Reedley	141	113	254
Sanger	120	162	282
San Joaquin	12	11	23
Selma	101	88	189
Unincorporated	280-410	315-435	595+

Source: Department of Developmental Services, 2014.

This is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of December 2014. It is likely that the actual count is higher.

Licensed Care Facilities

For persons requiring a supportive housing setting, Fresno County has 120 licensed care facilities with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Homeless

Most families become homeless because they are unable to afford housing in a particular community. Nationwide about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to one becoming homeless. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some the loss of housing due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

In 2001 Fresno County and Madera County, formed the Fresno-Madera Continuum of Care (FMCoC). This community-based collaborative is the best available source for homelessness information and services for homeless individuals and families. The Continuum of Care services and resources include:

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- Homeless Prevention
- Outreach, Intake, and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

The best estimate is the Homeless Census and Survey collected by FMCoc. In January 2014 the FMCoC published its Homeless Census and Survey report, which estimated Fresno County's homeless population at 2,597, of which 714 were considered sheltered and living in emergency shelters.

Table 2-34 Total Unsheltered and Sheltered Homeless Count: Fresno County (2014)

Population	2014 PIT Count
Unsheltered Homeless	1,883
Sheltered Homeless	714
Total	2,597

Source: Fresno/Madera Continuum of Care, 2014.

The California Department of Education defines homeless children as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Children who may be living in motels, hotels, trailer parks, shelters, or awaiting foster care placement
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings, or
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above

According to the Fresno Bee there were 6,738 homeless students in Fresno County in 2013, representing 3.4% of students in public schools. This figure is up from 5,960 students, or 3.1 percent, in 2012. The Fresno Unified School District, the state's fourth largest school district, had the county's highest number of homeless students at 3,729, a small increase from 2012 when 3,086 students were homeless.

It is difficult to accurately estimate the homeless in each jurisdiction. Due to limited resources, the PIT count did not count every rural community. Instead, the FMCoC separated the rural communities into three categories based on population. One representative community from each category (shown in bold in Table 2-35) was counted and that count was used for the other jurisdictions in each category. The high-population community, Reedley, had 16 persons counted. The medium-population community, Mendota, had eight persons counted. The low-population community, Firebaugh, had six persons counted.

Table 2-35 High-, Medium-, and Low-Population Rural Communities (2014)

Low Population	2014 Population	2014 Estimated Homeless
San Joaquin	4,029	6
Fowler	5,801	6
Huron	6,790	6
Firebaugh	7,777	6
Orange Cove	9,353	6
Medium Population	2014 Population	2014 Estimated Homeless
Mendota	11,178	8
Kingsburg	11,590	8
Kerman	14,225	8
Parlier	14,873	8
Coalinga	16,729	8
High Population	2014 Population	2014 Estimated Homeless
Selma	23,799	16
Reedley	24,965	16
Sanger	24,703	16
Clovis	98,632	16
Unincorporated County	166,774	67

Note: population was provided by the FMCoC and may differ from other estimates.

Source: Fresno/Madera Continuum of Care, 2014.

The 2013 Housing Inventory Narrative Report gives information on available shelters. Table 2-36 shows sheltered homeless persons residing in emergency shelters, transitional housing, and safe havens within Fresno County. Safe haven refers to a form of supportive housing that serves hard-to-reach homeless persons with severe mental illnesses that are on the streets and have been unwilling or unable to participate in supportive services. A total of 504 persons were sheltered in the Fresno area in 2013, the majority (72.5 percent) in transitional housing.

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Table 2-36 Sheltered Count of Homeless Persons (2013), Fresno County

	Number of Persons
Emergency Shelter	115
Transitional Housing	367
Safe Haven	22
Total Sheltered	504

Source: Fresno/Madera Continuum of Care, 2013.

According to the FMCOC, there are several emergency shelters for homeless individuals. The majority of those shelters are located in the city of Fresno. Table 2-37 shows the number of beds and units available on the night of February 24, 2013, dedicated to serving homeless persons, per HUD's definition. There were a total of 1,466 beds available in Fresno County. Typically, the county's smaller cities and communities form alliances with agencies and organizations in the city of Fresno, and encourage homeless persons to seek assistance in the city of Fresno where services are most available.

Table 2-37 Bed Inventory by Program Type (2013), Fresno County

Facility Type	Number of Beds
Emergency Shelter	271
Transitional Housing	505
Safe Haven	24
Permanent Supportive Housing	666
Rapid Re-Housing	0
Total	1,466

Source: Fresno/Madera Continuum of Care, 2013.

Appendix 1B lists all emergency shelters, transitional housing, safe havens, permanent supportive housing, and rapid re-housing projects within Fresno County. However, most of these are located in the city of Fresno. There is one 18-bed transitional housing project located in the city of Clovis and one 17-bed transitional housing project in the unincorporated county. Both are run by the Marjaree Mason Center and are targeted towards single females with children and victims of domestic violence.

Additional organizations providing assistance, services, and housing in the county include Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. To assist people with getting in contact with a variety of services that can help them in their time of need, United Way of Fresno County offers a free 2-1-1 information and referral line. The database provides persons in need with linkages to over 500 government, community-based, faith-based, and private and public agencies with over 1,500 programs/services in the database.

As discussed in Section 4, Housing Development Constraints, State law (Senate Bill 2) requires all jurisdictions in California to provide zoning for emergency shelters and transitional and supportive housing. The appendices provide information on compliance for jurisdictions in Fresno County.

Farmworkers

Farmworkers have a difficult time locating affordable housing in Fresno County. Due to a combination of limited English language skills and very low household incomes, the ability to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities.

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, cannot afford to pay for adequate housing. According to California Employment Development Department, the median wage for farmworkers was \$9.02/hour in 2014 or approximately \$18,750 per year for full-time work, which is considered extremely low-income. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such seasonal workers who migrate from place to place. The estimated number of farmworkers in Fresno County ranges from 37,966 (ACS, 2012) to 94,039 (UC Giannini Foundation of Agricultural Economics, 2012).

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The USDA Census of Agriculture (2012) reported 2,897 farms with a total of 58,624 workers in Fresno County (Table 2-38). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table 2-38 Farmworkers in Fresno County by Days Worked (2012)

150 Days or More (Year-Round)		
Total Farms	Farms	1,669
	Workers	17,751
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	2,046
	Workers	40,873

Source: USDA Census of Agriculture, 2012.

Another source is the American Community Survey (ACS). The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The 2008-2012 ACS (Table 2-39) provides information on agriculture, forestry, fishing and hunting, and mining employment by jurisdiction. Although not all of these workers are farmworkers, it can provide an estimate. This category makes up a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. Given the seasonal and transient nature of the farmworker community, the American Community Survey data is likely an underestimate of the actual farmworker population.

Table 2-39 Estimated Farmworkers According to American Community Survey (2012)

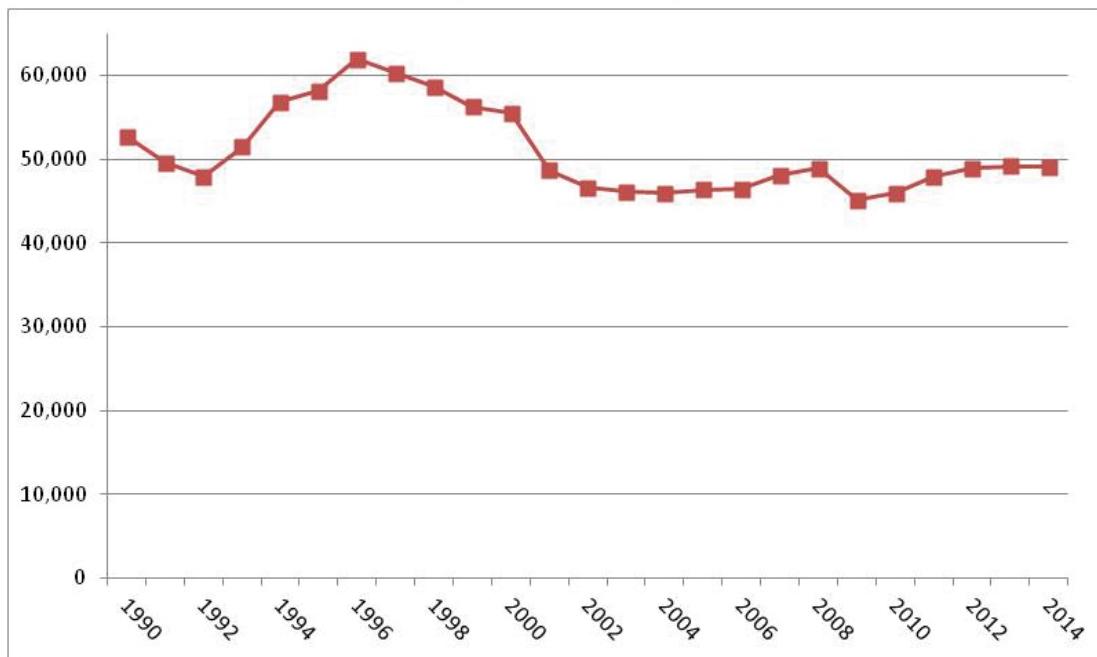
	Total Employment	Agriculture, forestry, fishing and hunting, and mining	
		Number	Percent
Fresno County	364,567	37,966	10.4%
Clovis	42,024	643	1.5%
Coalinga	5,697	697	12.2%
Firebaugh	2,785	1,021	36.7%
Fowler	2,382	309	13.0%
Fresno	192,677	10,096	5.2%
Huron	1,957	1,323	67.6%
Kerman	5,358	993	18.5%
Kingsburg	4,992	426	8.5%
Mendota	3,591	2,285	63.6%
Orange Cove	2,920	1,068	36.6%
Parlier	5,368	1,600	29.8%
Reedley	9,548	2,509	26.3%
Sanger	9,817	1,660	16.9%
San Joaquin	1,085	691	63.7%
Selma	9,326	1,780	19.1%
Unincorporated County	65,040	10,865	16.7%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, [2008-2012](#).

The California Employment Development Department (EDD) estimates the total farm labor employment in 2012 was 48,900 (annual average). Figure 7 below demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2014. In 1990 the estimated annual average farm labor was 52,700 and peaked at 62,000 in 1996, and decreased to a low of 45,100 in 2008. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.

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**FIGURE 7 FARM EMPLOYMENT
FRESNO COUNTY**



Source: CA Employment Development Department (EDD) Labor Market Information, 2015.

An additional source on farmworker data is a report released by the UC Giannini Foundation of Agriculture Economics conducted by UC Davis and EDD. The report estimates that 94,039 farmworkers were employed in Fresno County in 2012.

The Fresno Housing Authority manages 194 units of seasonal farmworker housing for migrant farmworkers. This includes 130 housing units in Parlier owned by the State of California, Office of Migrant Services and 64 units in Firebaugh. These units are open about six months of the year, from April through October, to serve agricultural workers during planting and harvesting seasons when most workers are needed.

The Housing Authority also owns, manages, and maintains three year-round housing complexes, exclusively for farm laborers, including 60 units in Mendota, 30 units in Orange Cove, and 40 units in Parlier. Both the seasonal and year-round units are restricted to legal U.S. residents who earn at least \$5,752.50 annually from agriculturally-related work. The cost of managing and maintaining the complexes is subsidized by the State of California, Office of Migrant Services, and the U.S. Department of Agriculture-Rural Development. In addition, some private farmworker housing units are available, such as Willow Family Apartments in Clovis, which has 30 units set aside for farmworkers.

A four-county pilot program established in 2000 known as Agricultural Industries Transportation Services (AITS) provided safe, reliable transportation to agricultural workers. This program has evolved into CalVans. Sponsored by California Vanpool Authority, CalVans supplies qualified drivers with late-model vans to drive themselves and others to work or school. The Agency pays for the gas, maintenance, repairs, and a \$10 million insurance policy. These agriculture vanpool programs serve a wide range of California counties, including Fresno County. It offers a cost-effective commute rate with passengers paying (on average) a little over \$2 per ride. Farmworkers travel distances ranging from a few miles to over 70 miles one-way to work. This program provides workers opportunities to live in one residence throughout the season regardless of where they are needed to work in the fields or packing plants. The program allows the county to determine where to best place farmworker housing based on land availability, zoning, services, and other criteria, rather than where farmworkers might be working most often.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

For a family of four in Fresno County, a household making under \$18,750 in 2014 would be considered an extremely low-income household. The minimum wage in California is currently \$9.00, but will rise to \$10.00 by January 2016, well above the current Federal minimum wage of \$7.25 an hour. With a minimum wage of \$10.00, workers would receive an annual salary of \$20,000, which by today's income limits would be very low-income.

As shown in Table 2-40, an estimated 11.9 percent of households in Fresno County in 2011 were considered extremely low-income. Some jurisdictions have very high rates of extremely low-income households, including Huron (30.6 percent), Orange Cove (27.1 percent), Mendota (21.2 percent), and San Joaquin (20.2 percent). Clovis has the lowest percentage of extremely low-income households (6.5 percent). Typically, extremely low-income households are renters. Countywide, 79.7 percent of extremely low-income households rent, and only 20.3 percent own their homes.

Table 2-40 Extremely Low-Income Households by Tenure (2011)

Jurisdiction	Extremely low-income Owner Households		Extremely low-income Renter Households		Extremely Low-income as Percent of Total Households
	Number	Percent	Number	Percent	
Fresno County	6,930	20.3%	27,145	79.7%	11.9%
Clovis	715	34.0%	1,385	66.0%	6.5%

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Coalinga	50	15.9%	265	84.1%	9.6%
Firebaugh	65	24.5%	200	75.5%	13.6%
Fowler	60	28.6%	150	71.4%	12.5%
Fresno	3,120	14.4%	18,515	85.6%	13.8%
Huron	35	7.4%	435	92.6%	30.6%
Kerman	80	27.6%	210	72.4%	8.5%
Kingsburg	135	30.0%	315	70.0%	12.8%
Mendota	140	25.7%	405	74.3%	21.2%
Orange Cove	160	27.4%	425	72.6%	27.1%
Parlier	105	20.8%	400	79.2%	15.2%
Reedley	180	28.3%	455	71.7%	10.0%
Sanger	215	31.6%	465	68.4%	10.4%
San Joaquin	25	13.9%	155	86.1%	20.2%
Selma	120	19.2%	505	80.8%	10.0%
Unincorporated County	1,725	37.6%	2,860	62.4%	8.7%

Source: *Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.*

Not surprisingly, extremely low-income households face a higher incidence of housing problems. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As shown in Table 2-41, extremely low-income households have a higher incidence of housing problems than total households, except in San Joaquin.

Table 2-41 Housing Problems for Extremely Low-Income Households (2011)

Jurisdiction	Income	Households	Household has 1 or more of 4 Housing Problems	Percent with 1 or more Housing Problems	Percent of Households Overpaying ¹
Fresno County	Extremely Low-Income	34,075	28,250	82.9%	87.0%
	Total	285,340	136,420	47.8%	49.6%
Clovis	Extremely Low-Income	2,100	1,695	80.7%	91.0%
	Total	32,540	13,785	42.4%	45.9%
Coalinga	Extremely Low-Income	315	200	63.5%	68.8%
	Total	3,290	1,345	40.9%	42.9%
Firebaugh	Extremely Low-Income	265	155	58.5%	79.0%
	Total	1,955	970	49.6%	53.8%
Fowler	Extremely Low-Income	210	180	85.7%	90.4%
	Total	1,675	750	44.8%	40.2%
Fresno	Extremely Low-Income	21,635	18,010	83.2%	88.2%
	Total	156,725	79,720	50.9%	53.2%
Huron	Extremely Low-Income	470	410	87.2%	81.8%
	Total	1,535	945	61.6%	61.3%
Kerman	Extremely Low-Income	290	290	100.0%	90.2%
	Total	3,425	1,755	51.2%	46.5%
Kingsburg	Extremely Low-Income	450	420	93.3%	85.1%
	Total	3,510	1,440	41.0%	39.2%
Mendota	Extremely Low-Income	545	445	81.7%	88.1%
	Total	2,575	1,620	62.9%	57.4%
Orange Cove	Extremely Low-Income	585	480	82.1%	86.8%
	Total	2,160	1,250	57.9%	51.9%
Parlier	Extremely Low-Income	505	400	79.2%	81.1%
	Total	3,315	1,945	58.7%	55.8%
Reedley	Extremely Low-Income	635	550	86.6%	86.2%
	Total	6,325	2,900	45.8%	45.9%
Sanger	Extremely Low-Income	680	85	12.5%	88.6%
	Total	6,540	550	8.4%	52.7%
San Joaquin	Extremely Low-Income	180	85	47.2%	54.6%
	Total	890	550	61.8%	55.5%
Selma	Extremely Low-Income	625	615	98.4%	87.1%
	Total	6,225	3,250	52.2%	50.3%
Unincorporated County	Extremely Low-Income	4,585	4,230	92.3%	83.3%
	Total	52,655	23,645	44.9%	40.8%

¹Includes both ownership and renter households. Overpaying is defined as households paying in excess of 30 percent of income towards housing cost.

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

The expiration of housing subsidies may be the greatest near-term threat to California's affordable housing stock for low-income families and individuals. Rental housing financed 30 years ago with Federal low interest mortgages are now, or soon will be, eligible for termination of their subsidy programs. Owners may then choose to convert the apartments to market-rate housing. Also, HUD Section 8 rent supplements to specific rental developments may expire in the near future. In addition, State and local subsidies or use restrictions are usually of a limited duration.

State law requires that housing elements include an inventory of all publicly-assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by December 31, 2025).

In total, there are an estimated 4,612 assisted housing units in the participating jurisdictions in Fresno County. Of these 4,612 units, 444 are at-risk of converting to market rate within the next 10 years.

Appendix 2 includes an analysis of the at-risk units by jurisdiction.

Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market). A recently acquired 81-unit affordable housing development in Coalinga (Tara Glenn) cost a total of \$9,495,277 to acquire and rehabilitate. The hard cost of the rehabilitation was an estimated \$35,000 per unit. This equals roughly \$117,225 per unit.

Based on this cost estimate, the total cost to acquire and rehabilitate all 444 at-risk units in the participating jurisdictions is roughly \$52 million.

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option. A recently built 81-unit multifamily development in Coalinga cost about \$13.8 million, or \$170,370 per unit.

At this cost per unit, it would cost an estimated \$76 million to replace all 444 at-risk units.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household. Following are some general examples of expected subsidies:

An extremely low-income person can only afford up to \$304 per month and the fair-market rental rate in the county for a 1-bedroom unit is \$655 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated \$56 million.

A very low-income family of three can afford \$651 a month and the fair-market rent in the county for a 2-bedroom unit is \$827. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 444 units at a very low-income rent for 30 years would cost an estimated \$46 million.

A lower-income family of four could afford up to \$869 per month, and the fair market rent for a three-bedroom unit is \$1,162. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 444 units at a low-income rent for 30 years would cost an estimated \$28 million.

Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally-assisted properties provide notice of intent to convert their properties to market rate at one year prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

SECTION 2: HOUSING NEEDS ASSESSMENT

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table 2-42 contains a list of qualified entities for Fresno County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future.

Table 2-42 Qualified Entities (2014)

Organization	Phone Number
ACLC, Inc	(209) 466-6811
Affordable Homes	(805) 773-9628
Christian Church Homes of Northern California, Inc.	(510) 632-6714
Community Housing Developers, Inc.	(408) 279-7677
Fresno Co. Economic Opportunities Commission	(559) 485-3733
Fresno Housing Authority	(559) 443-8475
Housing Assistance Corp	(559) 445-8940
ROEM Development Corporation	(408) 984-5600
Self-Help Enterprises	(559) 651-1000
The East Los Angeles Community Union (TELACU)	(323) 721-1655

Source: California Department of Housing and Community Development, 2014.



OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

REGIONAL HOUSING NEEDS ALLOCATION

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types, infill development, socioeconomic equity, and efficient development patterns; protect environmental and agriculture resources; and improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) is responsible for projecting the housing needs for each of the state's regional governing bodies, or councils of governments. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households within each region. State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county.

In Fresno County, the Fresno Council of Governments (Fresno COG) is the entity authorized under State law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. The jurisdictions and Fresno COG collaborated to determine how the regional need would be distributed among the jurisdictions. On July 31, 2014, Fresno COG adopted its final Regional Housing Needs Allocation Plan for the January 1, 2013, through December 31, 2023, RHNA projection period. As required by State law, the Plan divides the allocation of projected housing demand into four income categories:

- very low-income – up to 50 percent of the median area income;
- low-income – 51 to 80 percent of the median area income;
- moderate-income – 81 to 120 percent of the median area income; and
- above moderate-income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected needs of extremely low-income households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households. Table 3-1 shows the Regional Housing Needs Allocation for all jurisdictions in Fresno County, adjusted to include the projected needs for extremely low-income households.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

State law also requires all jurisdictions in Fresno County, including the County of Fresno, to demonstrate that they have or will make available adequate sites with appropriate zoning and development standards to accommodate the RHNA. The following section discusses the assumptions for this analysis and Section 2 of Appendix 2 shows how each jurisdiction will meet this requirement through units built or under construction, planned or approved projects, and vacant and underutilized sites.

Table 3-1 2013-2023 Regional Housing Needs Allocation by Jurisdiction

Jurisdiction	Housing Units by Income Level					Total Housing Units
	Extremely Low	Very Low ¹	Low	Moderate	Above Moderate	
Clovis	1,160	1,161	1,145	1,018	1,844	6,328
Coalinga	75	75	115	123	201	589
Firebaugh	64	64	169	204	211	712
Fowler	61	62	83	75	243	524
Fresno	2,833	2,833	3,289	3,571	11,039	23,565
Huron	43	44	107	106	124	424
Kerman	119	119	211	202	258	909
Kingsburg	56	57	70	60	131	374
Mendota	40	40	56	77	341	554
Orange Cove	55	56	86	105	367	669
Parlier	55	55	82	77	319	588
Reedley	196	197	204	161	553	1,311
San Joaquin	51	52	36	35	204	378
Sanger	156	156	175	163	568	1,218
Selma	70	70	115	69	281	605
Unincorporated County	230	230	527	589	1,146	2,722
Total County	5,264	5,271	6,470	6,635	17,830	41,470

¹Adjusted to include extremely low-income units

Source: Fresno COG Regional Housing Needs Allocation Plan, July 31, 2014.

AB 1233 RHNA “CARRY OVER” ANALYSIS

Assembly Bill (AB) 1233, passed in 2005, amended State Housing Element law (Government Code Section 65584.09) to promote the effective and timely implementation of local housing elements. This bill applies to jurisdictions that included programs in their previous housing elements to rezone sites as a means of meeting their previous RHNA, as well as jurisdictions who failed to adopt a State-certified housing element in the previous housing element cycle. Key provisions of Government Code Section 65584.09 state that where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need from the previous planning period.

Some of the jurisdictions in Fresno County that did not adopt housing elements for the previous planning period or adopted a housing element and had a rezone program are affected by AB 1233. These jurisdictions must identify their unaccommodated housing need from the January 1, 2006, through June 30, 2013 RHNA projection period. Section 2 of Appendix 2 contains the RHNA Carryover analysis for these jurisdictions.

The methodology used to calculate the unaccommodated need starts with the 2006-2013 RHNA and subtracts:

- The number of units approved or constructed (by income category) since the beginning of the previous RHNA projection period start date (i.e., January 1, 2006);
- The number of units that could be accommodated on any appropriately zoned sites available during the previous RHNA projection period;
- The number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the previous planning period (if applicable); and
- The number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs as described above.

If this analysis reveals an unaccommodated need (in any income category) from the 2006-2013 RHNA, the jurisdiction must adopt a program to rezone sites within the first year of the new planning period to meet the housing need pursuant to Government Code 65584.09 and 65583(c)(1).

AVAILABILITY OF LAND AND SERVICES

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)).

Units Built or Under Construction and Planned or Approved Projects

Since the RHNA projection period starts on January 1, 2013, the number of units built since that date or under construction, planned, or approved after that date can be counted toward meeting a jurisdiction’s RHNA. Section 2 of Appendix 2 includes a table for each jurisdiction of all units built since January 1, 2013 or under construction as of December 2014. Section 2 of Appendix 2 also includes an inventory for each jurisdiction of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period (December 31, 2023). For each of these projects, there is a table showing the name of the development, number of units by income category, the description of affordable units, and the current status of the project.

Table 3-2 compares the units built, under construction, or approved within the participating jurisdictions to the 2013-2023 RHNA. In total 2,764 units have been built or are under construction within the participating jurisdictions and there are 4,225 approved units that are expected to be built within the RHNA projection period. This leaves a remaining need for 9,535 units to be accommodated on vacant or underutilized land within the participating jurisdictions. The specific number of units to be accommodated by vacant and underutilized sites in each jurisdiction is addressed in Appendix 2.

Table 3-2 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low ¹	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	4,630	2,926	2,755	6,213	16,524
Units Built or Under Construction	120	155	67	2421	2,764
Units in Approved Projects	147	480	535	3,061	4,225
Remaining RHNA	4,363	2,291	2,153	731	9,535

Vacant and Underutilized Land Inventory

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by local staff and the Consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

Affordability and Density

To identify sites that can accommodate a local government’s share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. With the exception of the City of Fresno, all jurisdictions in Fresno County are considered “suburban jurisdictions” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction’s share of the regional housing need for lower-income households.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of land per unit and increases the amount of subsidy needed to ensure affordability while higher density development can lower per-unit land cost and facilitate construction in an economy scale.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

The majority of jurisdictions in the Multi-Jurisdictional Housing Element have land use policies and zoning provisions that allow for residential development up to or exceeding 20 units per acre. However, development trends in the region have demonstrated that the default density of 20 units per acre is not necessary to support affordable housing construction, particularly within smaller cities and in the unincorporated areas of the County. In some cities, such as Selma, Parlier, and Reedley, some single family developments are affordable. Specifically, Valley View Village in Selma offers affordable rental housing for lower-income households and Parlier offers affordable ownership housing for lower income first-time homebuyers in two single-family tracts.

To demonstrate that a density of 15 units per acre can encourage the development of housing affordable to lower income households, a three part analysis was prepared based on market demand, financial feasibility, and project experience within the zone(s).

Market Demand

Market rents for apartments are near the upper range of affordable costs for lower income households. One-bedroom rents generally range from \$600 to \$800 with an average rent of \$700, near the upper income range for a lower income household. Also, a two-bedroom average rent is \$829, near the range for a lower income household. While the built densities and age or amenities of apartments for these figures are unknown, market rents, without financial subsidies, are not disproportionate with lower income affordability ranges; indicating that densities around 15 units per acre can facilitate affordability for lower income households.

Table 3-3 Affordable Rent to Market Rent Comparison

<u>Bedroom Type</u>	<u>Affordability for Lower Income Household</u>	<u>Market Rent Range</u>	<u>Market Average Rent</u>
1-Bedroom	\$606	\$600-\$800	\$700
2-Bedroom	\$719	\$695-\$1,100	\$829
3-Bedroom	\$759	\$650-\$2,000	\$1,157

Land prices in Fresno County generally are much less expensive than other parts of California such as the coastal region. Based on a sampling of residential land sales in 2015, per acre prices were found to generally range between \$160,000 and \$240,000 per acre (see Table 4-3). Based on information provided by multifamily developers, recent land prices were consistent with this range.

Financial Feasibility

Given the availability and affordability of land in the Fresno County region, densities of 15 units per acre encourage the development of housing affordable to lower income households. This assumption is further supported by conversations with non-profit developers. Based on conversations with several developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for garden style apartments are contributing factors to the cost effectiveness of 15 units per acre.

This cost effectiveness of 15 units per acre, in simple terms can be expressed in terms of land costs per unit at various densities. For example, the following table uses a land price of \$240,000 per acre. Based on a typical total development cost of approximately \$230,000 per unit, the table shows a less than significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 20 units per acre. Specifically, land costs per unit at 20 units per acre are \$12,000 per unit and represent 5.2 percent of total development. Similarly at 15 units per acre, land costs are estimated at \$16,000 per unit, which represents about 7 percent of total development costs. Given land costs at 15 units per acre are similar to 20 units per acre and 20 units per acre is deemed appropriate to accommodate housing for lower income households (Government Code Section 65583.2(c), a density of 15 units per acre is also appropriate for housing affordable to lower income households.

Table 3-4 Costs per Unit

<u>Units per Acre</u>	<u>Land Costs per Unit</u>	<u>Percent of Total Development Costs</u>
<u>15 units per acre</u>	<u>\$16,000</u>	<u>7.0%</u>
<u>18 units per acre</u>	<u>\$13,300</u>	<u>5.8%</u>
<u>20 units per acre</u>	<u>\$12,000</u>	<u>5.2%</u>

Assumptions: Average land price of \$240,000 per acre and total development costs of \$230,000 per unit.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Information based on Project Experience

Several affordable housing developers were contacted to provide input on their experience in Fresno County. Both Self-Help Housing and Habitat for Humanity focus on single-family products that are low density developments. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. According to the Housing Authority, typically the decision regarding the location of a specific affordable housing development is based primarily on where properties are available for sale. The Housing Authority does not specifically seek sites that are zoned for high density residential. In fact, higher density development often results in higher development costs due to the price of land and the construction type. Most affordable housing projects funded or developed by the Housing Authority are within the range of 12 to 18 units per acre. Occasionally, higher density affordable housing projects are built, more as a response to the preference of specific funding programs, than as a result warranted by financial feasibility.

As part of the Housing Element update, 71 affordable housing projects throughout the region were reviewed. Of the 71 projects, 45 projects (63 percent) were developed at a density of 15 units per acre or less. Overall, the average density of development among these 71 projects was 15.6 units per acre with a median density of 13.8 units per acre. When five “outlier” projects with densities over 30 units per acre were excluded from the analysis, the average density was only 14.1 units per acre for the remaining projects, with a median density of 13.1 units per acre. Table 3-4 provides a listing of affordable projects, along with the density and number of units for each project.

Based on this analysis, jurisdictions in this Housing Element have the option to use a density threshold of 15 units per acre for compiling the inventory of sites feasible for facilitating lower income housing.

Residential Development in Non-Residential Zones

Several of the participating jurisdictions include sites in the sites inventories that are zoned non-residential but allow residential uses. These jurisdictions have adopted general plans and zoning ordinances that allow for the flexibility to develop residential and mixed-use projects in these zones. While there are not a lot of recent examples of mixed-use and multifamily housing development to demonstrate project feasibility, many jurisdictions are seeing increased interest from developers.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

In Kingsburg, the Housing Authority built a 46-unit affordable senior housing project with 2,400 square feet of commercial in the Central Commercial zone district. The project has a density of over 30 units per acre. In Reedley, Trailside Terrace, a 55-unit affordable multifamily project with 3,000 square feet of commercial space, has been approved on a 1.76-acre parcel in the Commercial Service zone district. The project has a density of over 31 units per acre. Both of these projects were built at more than the maximum allowed densities. In Fowler, developers have inquired about building residential as part of a mixed-use two-story pharmacy building in the downtown form based code area. There have also been discussions of a senior housing component on the 16-acre Adventist Health Campus, which is zoned C-2, as well as discussions about a residential mixed-use project on a 15.6 acre parcel zoned C-2. When residential is included as part of mixed-use projects, it is typically the predominant use and the residential portion is able to achieve (or exceed with a density bonus) the maximum residential densities.

There is generally an abundant supply of commercial land in the participating communities, as well as a growing interest in revitalizing downtown areas by encouraging mixed-use and directing residential development to commercial areas. Several jurisdictions have recently adopted general plans that have expanded mixed-use designations. Other jurisdictions (Fowler and Kingsburg) have recently adopted form based codes. That offer flexible development standards and incentives for including residential uses as part of mixed-use projects.

Commercial land generally costs more than residential land; however, in the Fresno County region commercial land costs are generally low and still do not constitute a substantial portion of total development costs for residential use. Based on a survey of land for sale on loopnet.com in the participating jurisdictions, the average listing price per acre of commercial land was \$335,000. Using the same analysis above, based on the average listing price of \$335,000, land costs per unit in commercial zones only constitute between 7.28 and 9.71 percent of total development costs, depending on the density.

Table 3-5 Non-Residential Land Costs per Unit

<u>Units per Acre</u>	<u>Land Costs per Unit</u>	<u>Percent of Total Development Costs</u>
<u>15 units per acre</u>	<u>\$22,333</u>	<u>9.71%</u>
<u>18 units per acre</u>	<u>\$18,611</u>	<u>8.09%</u>
<u>20 units per acre</u>	<u>\$16,750</u>	<u>7.28%</u>

Assumptions: Average land price of \$335,000 per acre and total development costs of \$230,000 per unit.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Also, there has not been significant commercial development in the nonresidential areas included in the sites inventory in recent years. Development of individual commercial properties can be costly and often cannot offer updated configurations and features. Furthermore, the sites inventory, for most participating jurisdictions, includes only vacant sites. However, many existing commercial properties were developed decades ago and can no longer accommodate modern uses. Consolidation of individual commercial properties (vacant and underutilized) and introduction of a residential component can enhance the financial feasibility of a commercial development, especially retail uses that require a stable clientele. When underutilized properties are considered, the capacity for additional residential units can easily be doubled.

Estimating Development Potential

While the maximum allowed residential density was used to determine the inventoried income categories, realistic unit densities were used as the inventoried density. The inventoried density, which is used to calculate how many units each site can count towards the RHNA, reflects the typically built densities in each land use designation. Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure. The inventoried densities reflect these constraints. Assumptions for inventoried densities are described for each jurisdiction in Appendix 2.

Summary of Capacity to Accommodate the RHNA

Table 3-6 summarizes the total RHNA for all participating jurisdictions compared to the capacity on vacant and underutilized sites of participating jurisdictions. At the regional level, the participating jurisdictions have a surplus for all income categories. The statistics provided below do not account for units built or under construction, planned or approved projects, or Fifth Cycle rezone/prezone programs.

Table 3-6 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low ¹	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	4,630	2,926	2,755	6,213	16,524
Vacant and Underutilized Capacity		12,573	8,480	12,299	33,352
Surplus		5,017	5,725	6,086	16,828

Table 3-7 Average Densities for Existing Affordable Developments

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Clovis	Cottonwood Grove	732 N. Clovis Ave	11.63	12.9	150	30	Occupied
	Coventry Cove	190 N. Coventry	12.14	11.5	140	28	Occupied
	Hotchkiss Terrace	51 Barstow Ave	2.35	31.5	74	74	Occupied
	Roseview Terrace	101 Barstow Ave	2.00	29.5	59	59	Occupied
	Sierra Ridge	100 Fowler Ave	12.57	14.3	180	37	Occupied
	Silver Ridge	88 N. Dewitt Ave	10.72	9.3	100	100	Occupied
Coalinga	The Willows	865 W. Gettysburg	5.20	14.8	77	77	Occupied
	Lexington	1300 Minnewawa	6.58	19.8	130	130	Occupied
	Warthan Place Apartments		5.22	15.5	81	68	Approved
	Coalings Senior Housing Project		1.28	31.2	40	39	Approved
	Pleasant Valley Pines	141 S. 3rd St Apt 127	3.40	15.3	52	44	Occupied
	West Hills	500 Pacific St	4.05	16.0	65	65	Occupied
Sanger	Westwood I	301 W Polk St	5.12	19.9	102	88	Occupied
	Tara Glenn Apartments	550 E. Glenn Avenue	6.36	12.6	80	79	Occupied
	Ridgeview Apartment	400 W. Forest Ave.	4.79	8.8	42	8	Occupied
	Sanger Crossing		4.40	18.4	81	80	Approved
	Elderberry at Bethel	2505 Fifth Street	5.86	12.6	74	73	Occupied
	Unity Estates Apartments	1410 J Street	7.18	12.3	88	84	Occupied
Kerman	Kerman Sunset Apartments	430 S. Sixth Street	1.14	31.6	36	35	Occupied
	Vintage Apartments	14380 West California	7.99	12.5	100	100	Occupied
	Kearney Palms Senior Apartments	14608 W. Kearney Street	6.08	13.3	81	80	Occupied
	Kearney Palms, Phase II	14606 W. Kearney Blvd.	1.09	18.3	20	20	Occupied
	Kerman Garden Apts.	166 S. Madera Ave	7.10	13.1	93	89	Occupied
	Kerman Acre Apartments (Granada Commons)	14570 W California Ave	1.01	14.9	15	15	Occupied

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
	Kearney Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	2.10	21.0	44	43	Occupied
	Hacienda Heights	15880 W. Gateway	5.44	12.7	69	68	Occupied
Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave		3.04	29.0	88	86	Occupied
Parlier Garden Apartments	1105 Tulare Street		3.74	11.0	41	41	Occupied
Salandini Villa Apartments	13785 East Manning Ave		8.55	17.3	148	146	Occupied
Parlier Family Apartment Tuolumne Village Apartments	13600 E Parlier Ave 13850 Tuolumne St		3.54 5.78	17.5 18.3	62 106	61 104	Occupied
Bella Vista Apartments	8500 Bella Vista Ave		2.34	20.1	47	46	Occupied
Avila Apartments	805 Avila St, Parlier, CA 93646		3.88	8.8	34	33	Occupied
Avila Apartments II	Under construction		2.30	10.4	24	23	Approved
Orchard Farm Labor Housing	295 S Newmark Ave		2.41	16.6	40	40	Occupied
Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave		3.04	29.0	88	86	Occupied
Parlier Garden Apartments	1105 Tulare Street		3.74	11.0	41	41	Occupied
Salandini Villa Apartments	13785 East Manning Ave		8.55	17.3	148	146	Occupied
Parlier Family Apartment Tuolumne Village Apartments	13600 E Parlier Ave 13850 Tuolumne St		3.54 5.78	17.5 18.3	62 106	61 104	Occupied
Bella Vista Apartments	8500 Bella Vista Ave 93646		2.34	20.1	47	46	Occupied
Avila Apartments II	Under construction		2.30	10.4	24	23	Approved
Orchard Farm Labor Housing	295 S Newmark Ave		2.41	16.6	40	40	Occupied
Reedley Kings River Commons	2020 E. Dinuba Avenue		4.19	14.3	60	60	Approved

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
	Kings River Village		37.98	9.0	341	80	Approved
	Trailside Terrace		2.00	27.6	55	55	Approved
	Mountain View Apartments	128 S. Haney Avenue	4.41	8.6	38	38	Occupied
Springfield Manor Apartments	1463 E. Springfield Avenue	990 East Springfield Avenue	4.26	9.4	40	40	Occupied
Riverland Apartments	172 South East		5.03	15.1	76	76	Occupied
Reedley Elderly	1100 Second Street		0.95	24.2	23	23	Occupied
Mendota Village Apartments	647 Perez Avenue		3.09	14.2	44	44	Occupied
The Village at Mendota	654 Lozano Street		6.22	13.0	81	80	Occupied
Casa de Rosa Apartments	300 Rios Street		5.40	15.0	81	80	Occupied
La Amistad at Mendota Apartments	800 Garcia Street		5.85	13.8	81	80	Occupied
Lozano Vista Family Apartments	202 I Street		5.76	10.4	60	59	Occupied
Mendota Portfolio (Site A) Apartments	570 Derrick Avenue		2.57	31.5	81	79	Occupied
Tierra Del Vista Apartments	16530 Palmer Avenue		6.98	7.7	54	54	Occupied
Silver Birch Apts.	16800 Fifth Street		3.26	10.7	35	34	Occupied
Porvenir Estates	36850 Lassen Avenue		2.71	14.8	40	39	Occupied
Porvenir Estates II	16901 Tornado Ave		2.90	13.8	40	39	Occupied
Palmer Heights Apartments	35820 South Lassen Avenue		5.65	10.8	61	60	Occupied
Alicante Apartments	36400 Giffen Drive		6.74	12.0	81	80	Occupied
Huron Plaza	16525 South 11th Street		4.87	13.1	64	63	Occupied
Huron Portfolio	16201 Palmer Avenue		7.15	10.6	76	74	Occupied
Conquistador Villa Apartments	16201 Palmer Ave		4.24	9.0	38	20	Occupied
Biola Village	4955 North 7th Ave.		4.84	9.1	44	44	Occupied
Villa Del Rey	5622 South Oak Lane Ave.		5.27	9.1	48	48	Occupied
Selma	Valley View Village	Single-family homes	8.50	8.0	68	68	Occupied

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Kingsburg	Marion Apartments	1600 Marion Street	1.38	33.3	46	45	Approved
Average Density				15.6			
Median Density				13.8			

Source: All participating jurisdictions (2015)

ADEQUACY OF PUBLIC FACILITIES

One major constraint to new housing development is the availability and adequacy of infrastructure, including water and wastewater infrastructure. The unincorporated areas of the county are particularly constrained by a lack of infrastructure. The County of Fresno generally does not provide water and sewer in existing unincorporated communities. These services are provided by independent community services districts. Most of the existing community services districts do not have excess capacity and would require significant expansion to accommodate any additional growth. For this reason, most new growth is directed to urban areas where infrastructure systems are more developed.

However, many of the cities also face infrastructure constraints. Water and sewer infrastructure needs to be extended into new growth areas before development can occur, and existing infrastructure systems will require upgrades. Jurisdictions rely on development impact fees to cover the cost of infrastructure improvements as they grow. These costs are added to the cost of new housing units, impacting affordability.

Water supply is one of the most critical issues for Fresno County. Jurisdictions in the county rely on a combination of ground water and surface water. While projects in the county are served by independent wells or community facilities districts, cities typically have independent water sources either from a third party or a municipally-operated system. During drought years or other mandated reductions for environmental purposes, total water supply can fluctuate from year to year. In rural areas, ground water levels are dropping causing domestic wells to dry up.

Jurisdictions in Fresno County have and will continue to pursue grant funding to improve infrastructure availability and reliability. Furthermore, the jurisdictions may adopt, or work with local water providers to adopt, policies to grant priority for water and sewer service to proposed developments that include housing units affordable to lower-income households.

FINANCIAL AND ADMINISTRATIVE RESOURCES

Funding Programs for Affordable Housing

As the need in California for affordable homes has become more acute, the State has reduced its direct funding for affordable housing dramatically. State Housing Bonds funded by Propositions 1C and 46 are exhausted, meaning the elimination of tens of millions of dollars in investment to provide homes to low- and moderate-income households in Fresno County. The elimination of Redevelopment funds led to a loss of more than \$9.8 million annually in local investment in the production and preservation of affordable homes in Fresno County.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Exacerbating the State cuts is the simultaneous disinvestment in affordable housing by the Federal government. Cuts to HOME Investment Partnership Program (HOME) funds and Community Development Block Grants (CDBG) have resulted in the loss of another \$3.8 million in annual funding.

Table 3-8 highlights the loss of State and Federal funding for affordable homes in the participating jurisdictions in Fresno County since 2008. There has been a 64 percent decrease in State and Federal funding for affordable housing in the participating jurisdictions in Fresno County between 2008 and 2013.

Table 3-8 Changes to Major Affordable Housing Funding Sources in Fresno County

Funding Sources	FY 2007-2008	FY 2012-2013	Percent Change
State Housing Bonds Prop. 46 and Prop. 1C*	\$329,950	\$0	-100%
Federal CDBG Funds	\$4,075,741	\$2,993,766	-27%
Federal HOME Funds	\$1578,630	\$838,680	-47%
Total	\$5,984,321	\$2,155,086	-64%

Source: Fresno County, 2015

While funding for affordable housing has been significantly reduced, there are still several Federal, State, and local funding programs that can be used to assist with rehabilitation, new construction, infrastructure, mortgage assistance, and special needs housing. These possible funding sources include, but are not limited to, the following programs:

- **Drought Housing Rental Subsidies Program (SB104).** This program aims to provide rental subsidies “to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought.” In June 2014, HCD asked qualified local government agencies and nonprofit organizations to submit a Statement of Qualifications to administer \$10 million of State rental assistance funds.
- **Affordable Housing Program.** Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- **Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the California Strategic Growth Council, and implemented by the Department of Housing and Community Development, the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions.
- **Mortgage Credit Certificate (MCC).** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

- **CalPLUS Conventional Loan Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional loan is fixed throughout the 30-year term. The CalPLUS Conventional loan is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
- **Cal HOME Program.** Provides mortgage assistance loans to low- and very low-income households.
- **California Self-Help Housing Program.** Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- **Community Development Block Grant Program.** Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- **Emergency Solutions Grants Program.** Provides grants to supportive social services that provide services to eligible recipients.
- **Home Investment Partnerships Program.** Provides funds for housing-related programs and new construction activities. Also provides funds for Community Housing Development Organizations for predevelopment or new construction activities.
- **Housing Choice (Section 8) Voucher Program.** Provides local housing authorities with Federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program. To cover the cost of the program, HUD provides funds to allow Public Housing Authorities (PHAs) to make housing assistance payments on behalf of the families. HUD also pays the PHA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed and funds awarded to the selected PHAs on a competitive basis. HUD monitors PHA administration of the program to ensure program rules are properly followed.
- **Housing Related Parks Program (HRP).** Provides grant funding for the creation of new park and recreation facilities or improvement of existing park and recreation facilities as a financial incentive for constructing new affordable housing units.
- **Low Income Housing Tax Credit Program.** Provides 4 percent or 9 percent Federal tax credit to owners of low-income rental housing projects. The Low-Income Housing Tax Credit (LIHTC) is the federal government's primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

- **Veteran Housing and Homeless Prevention Program (VHHP).** Veteran's Bond Act of 2008 authorized \$900 million in general obligation bonds to help veterans purchase single family homes, farms, and mobile homes through the CalVet Home Loan Program. HCD, CalHFA, and CalVet are collaborating in developing and administering this program.
- **National Housing Trust Fund.** Starting in 2016, the Federal government will issue an estimated \$30 million to the California Department of Housing and Community Development to administer the National Housing Trust Fund. The program will provide communities with funds to build, preserve, and rehabilitate affordable rental housing for extremely low- and very low-income households.

Local Housing Programs

The majority of local housing programs are funded by two major sources: CDBG and HOME funds.

The County of Fresno receives CDBG funding of approximately \$3,000,000 annually. The funds are divided among the County and the six partner cities (Kerman, Kingsburg, Mendota, Reedley, Sanger, and Selma) through a Joint Powers Agreement. The funds can be used for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

The County of Fresno also receives a HOME allocation of less than \$1,000,000 annually. These funds may be used for rehabilitation, acquisition, and/or new construction of affordable housing, including down payment assistance. The County works with the partner cities as well as with non-profit groups that request HOME funds for particular projects to be completed within one of the partner cities or an unincorporated area. In addition to assisting the partner cities and non-profit organizations, individuals who reside in one of these cities and the unincorporated areas can request HOME funds for rehabilitation, reconstruction, or a down payment to purchase a home.

County Housing Programs

The County of Fresno is an entitlement jurisdiction and receives CDBG and HOME funds from the Federal government. The County operates the following programs on behalf of Kerman, Kingsburg, Mendota, Reedley, Sanger, Selma, and the Unincorporated County.

First Time Homebuyer Assistance Program (HAP)

The First Time Homebuyer Assistance Program (HAP) offers no-interest loans of up to 20 percent of a home's sale price to income-qualifying first-time home buyers. The buyer must contribute at least 1.5 percent of the sale price and must purchase the house as their primary residence.

Housing Assistance Rehabilitation Program (HARP)

This program provides no-interest loans to income-qualifying households for moderate to substantial home reconstruction/rehabilitation projects. Code deficiencies, as well as owner-requested non-luxury improvements, are addressed. HARP loans are funded by various federal and state agencies and are specifically designed to assist low-income families make such improvements.

Rental Rehabilitation Program (RRP)

This program offers zero-interest loans to repair rentals in unincorporated areas and participating cities. Loans cover the entire cost of rehabilitation and are repaid over 20 years. The project must also meet the following guidelines:

- The project must have a positive monthly cash flow, including the County RRP loan;
- Code deficiencies must be corrected; and
- Tenants must have incomes at 60 percent of median if the project is located in a participating city or 80 percent if located in an unincorporated area.

Other City Housing Programs

With the exception of Fresno County, Clovis, and Fresno, jurisdictions can apply to the State for CDBG and HOME funds. Most cities use these funds for housing rehabilitation and first-time homebuyer programs.

The City of Clovis provides loans of up to \$40,000 to low-income homeowners to complete health and safety repairs on owner-occupied single family homes. Clovis also provides grants up to \$2,000 to low-income seniors (60 years and older) who own and occupy a mobile home in one of the mobile home parks in Clovis to address visible health and safety problems. The grant can be used for weatherization or roof, heating, plumbing, electrical, and structural repairs. Clovis also provides low-interest, deferred, 30-year loans to low-income first-time homebuyers to help subsidize the cost of purchasing homes.

The City of Coalinga recently received HOME and CDBG funds to reinstate the City's Down Payment Assistance Program and Housing Rehabilitation Programs, which had been operated by the Redevelopment Agency. The programs are administered by Self-Help Enterprises.

San Joaquin and Parlier also use CDBG funds for housing rehabilitation programs.

Administrative Capacity

Beyond local city and county staff that administer housing programs, there are a number of agencies and organizations that are also important in the overall delivery system of housing services in the region, including new construction, acquisition and rehabilitation, and preservation of affordable housing.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Fresno Housing Authority

The Fresno Housing Authority provides affordable housing to over 50,000 residents throughout Fresno County either through Housing Choice Vouchers (HCV) or in Housing Authority-owned complexes. Specifically, the HCV program is assisting 12,000 households. As of October 2015, there are 42,587 residents outside the City of Fresno on the waitlist for Housing Choice Vouchers. Applicants are randomly selected through a lottery system.

Table 3-9 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
<i>Biola</i>		
Biola Apartments	4955 North 7th Avenue	12
<i>Del Rey</i>		
Del Rey Apartments	5662 South Oak Lane Avenue	30
<i>Firebaugh</i>		
Cardella Courts	419 P Street	32
Firebaugh Family Apartments	1501 Clyde Fannon Road	34
Firebaugh Elderly	1662 Thomas Conboy Avenue	30
Maldonado Plaza	1779 Thomas Conboy Avenue	64
Mendoza Terrace	1613 Mendoza Drive	50
Mendoza Terrace II	1661 Allardt Drive	40
<i>Fowler</i>		
Magill Terrace	401 East Nelson Street	20
<i>Fresno</i>		
Brierwood	4402 West Avalon Avenue	74
Cedar Courts	4430 East Hamilton Avenue	119
Cedar Courts II	4430 East Hamilton Avenue	30
Dayton Square	3050 East Dayton Avenue	66
DeSoto Gardens	640 East California Avenue	40
DeSoto Gardens II	640 East California Avenue	28
El Cortez Apartments	4949 North Gearhart Avenue	48
Emergency Housing	4041 Plaza Drive West	30
Fairview Heights Terrace	2195 South Maud	74
Garland Gardens	3726 North Pleasant Avenue	50
Inyo Terrace	510 South Peach Avenue	44
Marcelli Terrace	4887 North Barcus Avenue	24
Mariposa Meadows	1011 West Atchison Avenue	40
Monte Vista Terrace	North 1st Street and East Tyler Avenue	44
Pacific Gardens	5161 East Kings Canyon Road	56

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Parc Grove Commons South	Clinton Avenue and Fresno Street	215
Pinedale Apartments	145 West Pinedale Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	503 G Street, 512 F Street, 1555 Santa Clara Street	69
Renaissance at Trinity	524 South Trinity Street	21
Sequoia Courts	154 E. Dunn Avenue	60
Sequoia Courts Terrace	549 S. Thorne Avenue	76
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
Huron		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Huron Apartments	19125 Myrtle Avenue	20
Parkside Apartments	36200 North Giffen Avenue	50
Kerman		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
Kearney Palms Senior Apartments	14608 W. Kearney Street	80
Kearney Palms Phase II	14606 W. Kearney Blvd.	20
Laton		
Laton Apartments	6701 East Latonia Street	20
Mendota		
Mendota Apartments	778 Quince Street	60
Mendota Farm Labor Housing	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
Orange Cove		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	20
Kuffel Terrace Annex	1040 8th Street	40
Mountain View Apartments	1270 South Avenue	30
Parlier		
Oak Grove	595 Bigger Street	50
Orchard Apartments	295 South Newmark Avenue	40
Parlier Migrant Center	8800 South Academy Avenue	130

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Table 3-9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
<i>Reedley</i>		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Ave.	60
<i>Sanger</i>		
Elderberry at Bethel	2505 5th Street	74
Memorial Village	302 K Street	35
Wedgewood Commons	2415 5th Street	64
<i>San Joaquin</i>		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
<i>Selma</i>		
Shockley Terrace	1445 Peach Street	25
TOTAL		2,906

Source: Fresno Housing Authority, 2015.

Notes:

* Including one manager's unit

** Single family homes

Non-Profit Housing Providers

There are numerous non-profits that are active in constructing, managing, and preserving affordable housing in the region. According to Affordable Housing Online, there are 12,706 units of affordable housing in 157 properties throughout the county, including those operated by the Housing Authority described above. More than half of these affordable units are in the City of Fresno, however, every city and several unincorporated communities also contain affordable housing units. Within the smaller cities and unincorporated areas, one of the more active nonprofit housing providers has been Self-Help Enterprises. Self-Help Enterprises focuses on providing self-help housing, sewer and water development, housing rehabilitation, multifamily housing, and homebuyer programs in the San Joaquin Valley of California. They currently provide assistance to the City of Coalinga to oversee their housing rehabilitation and down payment assistance programs.

OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

California Building Code, Title 24

California Title 24 regulations require higher energy efficiency standards for residential and non-residential buildings. The building code provides a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction, as well as all remodeling and rehabilitation construction.

Utility Programs

Pacific Gas and Electric Company (PG&E), which provides electricity service in Fresno County, provides a variety of energy conservation services for residents as well as a wealth of financial and energy-related assistance programs for low-income customers:

- **The Balanced Payment Plan (BPP).** Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly energy bills for low-income households.
- **Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.

REACH (Relief for Energy Assistance through Community Help). The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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HOUSING DEVELOPMENT CONSTRAINTS

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Non-governmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, on the other hand, are specific to each local government and are described only generally in this section. The appendices contain a more detailed governmental constraints analysis for each local government.

GOVERNMENTAL CONSTRAINTS

Local governments have little or no influence upon the national economy or the Federal monetary policies that influence it. Yet, these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the housing element is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect public health and safety without unduly adding to the cost of housing production.

It is in the public interest for a local government agency to accommodate development while protecting the general welfare of the community, through a regulatory framework/environment. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

Land Use Controls

Land use controls provided in the general plan and the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city or the county.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under State law, the zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element. Appendix 2 provides a description of each jurisdiction's general plan land use designations.

Zoning Ordinance

Land use controls provided in the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning ordinance. The zoning ordinance implements the general plan. It contains development standards for each zoning district consistent with the land use designations of the general plan. Appendix 2 provides a description of each jurisdiction's zoning districts and development standards.

Residential Development Standards

Each jurisdiction's zoning ordinance contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single family dwelling unit. Several, but not all jurisdictions have reduced parking standards for multifamily and elderly housing.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. All jurisdictions require that park space is set aside in new subdivisions, or that developers pay a fee in lieu of providing parks.

Density Bonus

A density bonus allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. California density bonus law (Government Code Section 65915) establishes the following minimum affordability requirements to qualify for a density bonus:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

A project can receive additional density based on a sliding scale. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units.

Density bonus law also requires cities and counties to grant a certain number of incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, density bonus law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan designations and zoning districts that allow for the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 4-1. These numbers are the total number of parking spaces including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus.

Table 4-1 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Site Parking
0 to 1 bedroom	1 space
2 to 3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915

Appendix 2 provides a description of whether or not individual jurisdictions comply with State density bonus law.

Growth Control

Growth control ordinances or policies are designed to limit the amount or timing of residential development. Since growth control policies, by definition, constrain the production of housing, local governments must analyze whether or not local growth control policies limit the ability to meet the Regional Housing Needs Allocation (RHNA). Most jurisdictions have not adopted growth control policies. Appendix 2 describes which jurisdictions have other growth control policies or ordinances.

While not a form of growth control, all jurisdictions in Fresno County are subject to the City-County memorandum of understanding (MOU), which establishes procedures for annexation of land to cities. The City/County Memorandum of Understanding encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, Cities must wait for private developers to request an annexation, before initiating an annexation. In cities that are mostly built out within their current city limits, the MOU limits the cities' ability to accommodate future housing needs. While cities can take certain steps to "prezone" land in advance of annexation, the annexation of the land into the city limits is not entirely within the cities' control.

Airport Land Use Compatibility

State law requires each local agency having jurisdiction over land uses within an Airport Influence Area (AIA) to either: (1) modify its general plan, zoning ordinance, or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If a city or county fails to take either action, the

agency is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems their general plan consistent with the ALUCP. The Fresno COG Airport Land Use Commission has completed Airport Land Use Compatibility Plans. The following are the most recently adopted plans for public airports in Fresno County.

- Coalinga Airport Land Use Plan
- Fresno-Chandler Executive Airport Land Use Plan
- Fresno Yosemite International Airport ALUC Airport Land Use Compatibility Plan
- Harris Ranch Land Use Plan
- Reedley Airport Land Use Plan
- Selma-Reedley-Firebaugh-Mendota Airports Land Use Plans
- Sierra Sky Park Land Use Plan

The ALUCP has the potential to constrain residential development, if deemed incompatible with the ALUCP. No incompatibility has been identified with existing General Plan land uses and none is anticipated in the future. Sites identified in the residential sites inventory are not constrained by the land use compatibility requirements of any ALUCP. As such, the ALUCP is not considered a significant constraint in Fresno County and is not addressed in Appendix 2.

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Appendix 2 provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the HUD Code are subject

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

to the same rules as site-built homes, except architectural requirements concerning the manufactured home's roof overhang, roofing materials, and siding materials.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Appendix 2 provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning ordinances in the jurisdictions comply with State law requirements for manufactured homes.

Farmworker Housing/Employee Housing Act

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. HCD also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is a permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Appendix 2 provides an analysis of whether or not each jurisdiction complies with the Employee Housing Act.

Emergency Shelters

Emergency shelters are defined as:

"Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters

to meet the homeless need identified in the analysis and must in any case accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Appendix 2 analyzes each jurisdiction's compliance with State law requirements for emergency shelters.

Transitional and Supportive Housing

With the enactment of Senate Bill 2 (SB 2), State law now requires cities and counties to treat transitional housing and supportive housing as a residential use and allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

The State defines transitional housing as:

“Transitional housing” shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments. The State defines supportive housing as:

“Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The State defines the target population as:

“Target population” shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Appendix 2 analyzes compliance with State law requirements for transitional and supportive housing in each jurisdiction.

Single Room Occupancy Units

“Single Room Occupancy (SRO) Unit” means a living or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for formerly homeless people. Appendix 2 provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones. Appendix 2 provides descriptions of the restrictions on group homes in each jurisdiction.

Second Units

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford a home.

To encourage second units on existing lots, State law requires cities and counties to either adopt an ordinance based on State standards authorizing second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings or require a Conditional Use Permit for Second Units (Government Code, Section 65852.2).

Appendix 2 analyzes compliance with State law requirements for second units in each jurisdiction.

On/Off Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction’s development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Appendix 2 describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

Fees and Exactions

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as, parks, and infrastructure. Almost all of these fees are assessed based on the magnitude of a project's impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

A 2012 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports average impact fees of \$31,014 per single family unit and \$18,807 per multifamily unit in California.

Appendix 2 provides an analysis of permit and processing and development impact fees in each jurisdiction. In addition to the fees shown in the Appendix, jurisdictions in Fresno County are subject to two regional impact fees, described below.

Regional Transportation Mitigation Fees

In addition to local planning and development impact fees, Regional Transportation Mitigation Fees, shown in Table 4-2, are payable to the Fresno COG as a part of “Measure C,” approved by Fresno County voters in 2006. Jurisdictions have no control of these fees, which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. These fees are the same throughout the county and fund important improvements needed to maintain the transportation system.

Table 4-2 Fresno COG Transportation Impact Fee

Residential Developments (\$/Dwelling Unit)	Fee
Single Family Dwelling (Market-Rate)	\$1,637
Single Family Dwelling (Affordable)	\$818
Multifamily Dwelling (Market-Rate)	\$1,150
Multifamily Dwelling (Affordable)	\$575

Source: Fresno Council of Governments, 2014

San Joaquin Valley Air Pollution Control District Fees

Fresno County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the State and Federal levels, and is within a “non-attainment” area for ozone, PM10 (state), and PM2.5.

As a consequence of these conditions, the SJVAPCD has implemented an Indirect Source Review (ISR) process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment (AIA) and potential mitigation fees are required for residential projects that contain 50 or more units and when there is a discretionary approval required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add hundreds of dollars to the cost of development. However, the cost is applied to all jurisdictions in the air basin and may be eliminated for a lesser number of units or reduced with additional mitigation measures.

Processing and Permit Procedures

Jurisdictions have various procedures that developers must follow for processing development entitlements and building permits. Processing times vary and depend on the size and complexity of the

project. Appendix 2 provides more information on the processing and permit procedures in each jurisdiction.

Building Codes and Enforcement

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development and file an expressed finding that the change is needed. Appendix 2 provides more information on building codes and enforcement by jurisdiction.

Constraints on Housing for Persons with Disabilities

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Appendix 2 contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

California Building Code

The 2013 California Building Code, Title 24 regulations provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether or not a jurisdiction has adopted any amendments to the Code that might diminish the ability to accommodate persons with disabilities. Appendix 2 provides information on which jurisdictions have adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case City of Santa Barbara v. Adamson (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have a few primary purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to HCD and Mental Housing Advocacy Services, there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals;
- The definition may not impose a numerical limit on the number of persons in a family; and

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Appendix 2 analyzes whether or not the zoning ordinances in each jurisdiction contain restrictive definitions of “family.”

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether or not jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities. Appendix 2 provides information on zoning and land use policies.

Reasonable Accommodation Procedure

Both the Federal Fair Housing Amendment Act (FHA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Appendix 2 provides information on reasonable accommodation policies and procedures in each jurisdiction.

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also discusses environmental constraints that might affect housing development in the region.

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in downtown Fresno range from \$500,000 to \$1 million per acre, more than twice as high as the county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 4-3 and Table 4-4, smaller

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

sites (under 10 acres) have a much higher cost-per-acre in both the cities and unincorporated area.

As shown in Table 4-3, in February 2015, land was listed for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, five properties were listed for sale in the incorporated cities (three in Sanger, and one each in Firebaugh and Clovis). The properties ranged from 2.1 acres for \$499,500 (\$237,857 per acre) to 2,000 acres for \$11,900,000 (\$5,950 per acre). The average list price per acre was \$94,136.

In the unincorporated area, 10 properties were listed for sale. The properties ranged from 0.3 acres for \$250,000 (\$833,333 per acre) to 46.8 acres for \$99,900 (\$2,136 per acre). The average list price per acre was \$116,535.

Table 4-3 Listed Land Prices (2015)

Lot Size	Average Price per Acre (Listed)	
	Incorporated	Unincorporated
Less than 10 acres	\$237,857	\$162,269
10 or more acres	\$36,159	\$9,823
Average \$/acre	\$94,136	\$116,535

Source: MLS Real Estate Database, February 2015.

As shown in Table 4-4, between 2002 and 2015, land sold for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, seven properties were sold in cities (three in Sanger, and one each in Clovis, Firebaugh, Mendota, and Reedley). The properties ranged from 0.2 acres for \$50,000 (\$239,657 per acre) to 42.1 acres for \$400,000 (\$9,494 per acre). The average sale price per acre was \$49,565.

In the unincorporated area, 14 properties were sold, ranging from 0.3 acres for \$50,000 (\$172,857 per acre) to 46.6 acres for \$565,000 (\$12,135 per acre). The average sale price per acre was \$35,668. The average cost per acre of all sold properties in Fresno County was \$105,223.

Table 4-4 Land Sale Prices (2002-2015)

Lot Size	Average Price per Acre (Sold)	
	Incorporated	Unincorporated
Less than ten acres	\$65,292	\$43,764
Ten or more acres	\$10,247	\$5,980
Average \$/acre	\$49,565	\$35,668

Source: MLS Real Estate Database, February 2015.

Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table 4-5 shows the estimated cost of constructing an average 2,000 square foot single family home in the Fresno region to be around \$207,000. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table 4-5: Estimated 2,000 square-foot Single Family Home Construction Cost, 2015

Item	Cost
Material	\$125,497
Labor	\$77,428
Equipment	\$4,494
Total	\$207,419

Source: Building-cost.net, 2015

Multifamily construction generally costs less per unit than single family construction. According to RS Means, a reliable source for construction industry costs, the construction costs for a typical one- to three-story multifamily residential construction with wood siding and frames in the Fresno area are \$148 per square foot.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Fresno County, the cost of construction is not considered a major constraint to housing production.

Availability of Financing

The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive

competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

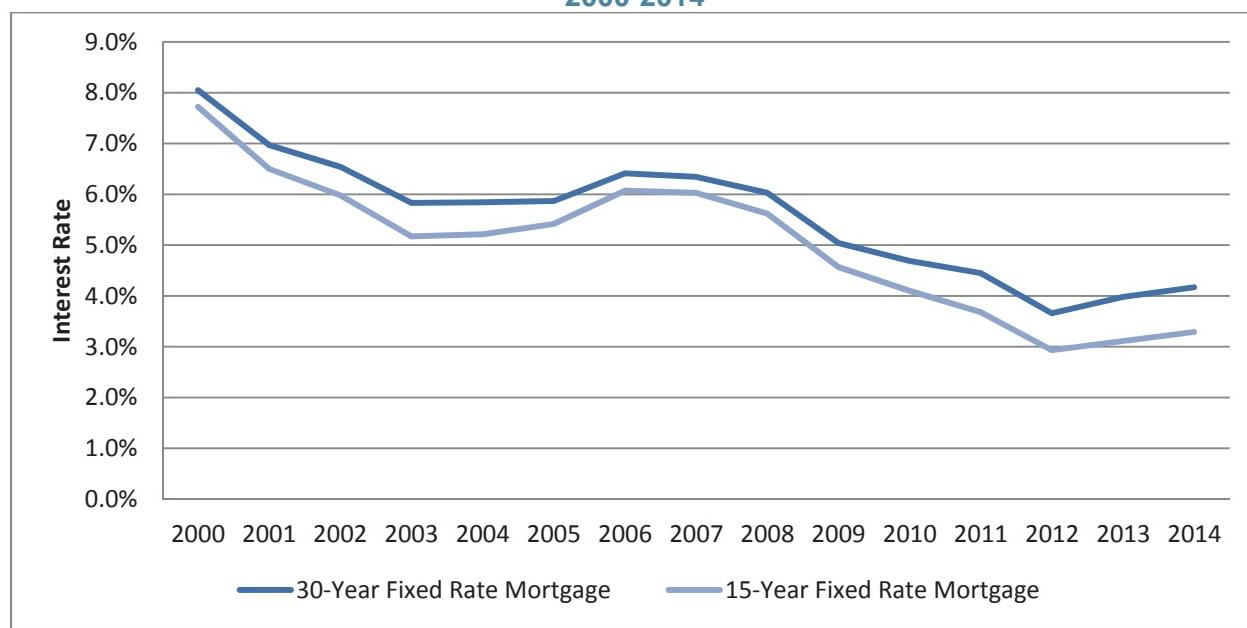
Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Figure 4-1, the interest rate on a 30-year fixed rate mortgage was an average of 8.05 percent in 2000. Interest rates hit a historic low in 2012 at 3.66 percent for a 30-year fixed rate mortgage. As of March 2015, rates remain near historic lows around 3.77 percent.

FIGURE 4-1 HISTORICAL MORTGAGE INTEREST RATES

UNITED STATES

2000-2014



Source: Freddie Mac Primary Mortgage Market Survey, March 2015.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a county's residents. The annual HMDA report for 2013 (the most recent available at the writing of this report) was reviewed to evaluate the availability of residential financing within Fresno County. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in the region.

Table 4-6 shows the disposition of loan applications in 2013. Overall, 68.1 percent of loan applications were approved. The loan type with the highest denial rate was home improvement loans. Loan applications from lower-income applicants seem to be more likely to be denied (28.3 percent denial rate for very low-income households compared to 14.2 percent denial rate for above moderate households).

Table 4-6 Fresno County Disposition of Loan Application (2013)

Applications	Total	Percent Approved	Percent Denied	Percent Other
<i>By Loan Type</i>				
Conventional	5,446	76.7%	11.5%	11.8%
Government Backed	4,904	74.1%	12.7%	13.3%
Home Improvement	1,037	50.0%	37.6%	12.3%
Refinancing	21,199	65.4%	18.0%	16.5%
<i>By Income</i>				
Very Low (<=50% AMI)	2,305	56.0%	28.3%	15.7%
Low (51-80% AMI)	4,590	64.4%	20.0%	15.6%
Moderate (81-120% AMI)	6,514	68.1%	16.7%	15.2%
Above Moderate (>120% AMI)	16,489	71.4%	14.2%	14.4%
Not Available	2,688	64.7%	17.4%	17.9%
Total	32,586	68.1%	16.8%	15.1%

Notes: "Approved" includes loans approved by the lenders, whether or not they were accepted by the applicants. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Source: www.lendingpattern.comTM, 2013 HMDA data.

Homebuyer assistance program, that provide mortgage assistance, can be useful tools for helping lower-income residents with down payment and closing costs, which are often significant obstacles to homeownership. There are also areas of the county where housing is deteriorating. Residents in these areas are often unable to qualify for home improvement loans because of their low income. Housing rehabilitation programs can help these low income residents with meeting their home improvement needs.

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development

of these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act).

Floodplains

Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). The 100-year flood is defined as the flood event that has a one percent chance of occurring in any given year.

Principal flooding problems lie along the San Joaquin and Kings Rivers, smaller perennial streams in the Sierra Nevada foothills and to areas in western Fresno County. This area includes the cities of Huron and Mendota which become flooded from streams flowing east from the Coast Range. Friant and Pine Flat Dams, upstream reservoirs, and stormwater detention/retention facilities operated by the Fresno-Clovis Metropolitan Flood Control District have minimized flooding problems in highly urbanized areas in the valley.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary nation-wide to protect against flood risks.

Each sites inventory provides parcel-specific environmental constraints, including whether or not the site is within the FEMA 100-year flood zone. While residential development can certainly occur within these zones, it does add an additional constraint. The Sites inventories include vacant sites within the FEMA 100-year flood zone, but no jurisdiction relies on these sites to meets its RHNA in any of the income categories. Figures 4-2, 4-3, and 4-4 show the FEMA 100-year flood zones in Fresno County.

Seismic Zones

There are a number of active and potentially active faults within and adjacent to Fresno County. Two of the active faults in western Fresno County have been designated Alquist-Priolo Earthquake Hazard Zones. No structure for human occupancy may be built within an Earthquake Hazard Zone (EHZ) until geologic investigations demonstrate that the site is free of fault traces that are likely to rupture with surface displacement. Special development standards associated with Alquist-Priolo requirements would be necessary for development in those areas.

Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Between the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes pose a less than significant danger to residential development.

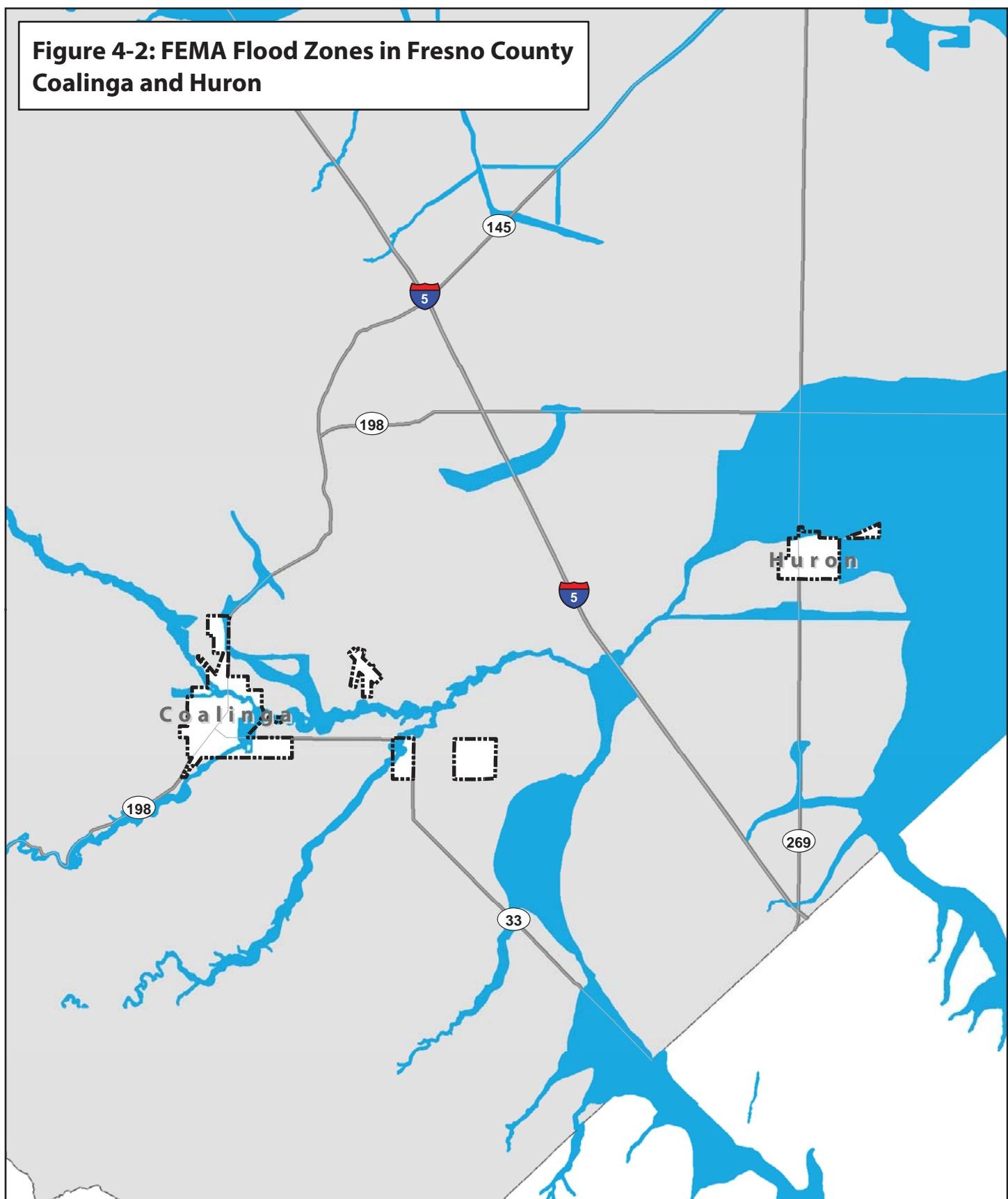
SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

Biological Resources

A large percentage of Fresno County is occupied by orchard-vineyard habitat that grows crops such as almonds, nectarines, figs, and table wine and raisin grapes. Cultivated vegetable, fruit and grain crops are also grown on cropland in Fresno County and can consist of corn, cotton, or grapes in this part of the valley. Urban development occurs mostly in the valley floor and Sierra Nevada foothill regions.

Fresno County supports a large diversity of habitats for vegetation and wildlife in four generalized biotic regions. Approximately one-third of the County lies within land under federal jurisdiction. The United States Forest Services and National Park Service manage these lands for recreation, biology, wilderness, tourism, timber, and mining under guidelines, policies, and laws separate from local government. Areas that are outside of federal ownership and, therefore, most subject to development include the Coast Range, Valley floor, and lower Sierra Nevada foothill biotic regions. Sensitive biological resources are associated with specific habitat types (natural habitat areas not intensively farmed, wetlands, riparian, vernal pools, etc.) or habitat elements such as specific soil types (clay, alkaline, serpentine). The western valley floor and Coast Range biotic regions, in particular, have special planning concerns because of the San Joaquin kit fox, kangaroo rats, and blunt-nosed leopard lizard. Regional habitat planning efforts can be used as the basis for addressing sensitive biological resources in the area.

**Figure 4-2: FEMA Flood Zones in Fresno County
Coalinga and Huron**



City Limits

Highways



County Limit

100 Year Flood Zones

Source: FEMA, 2015

N

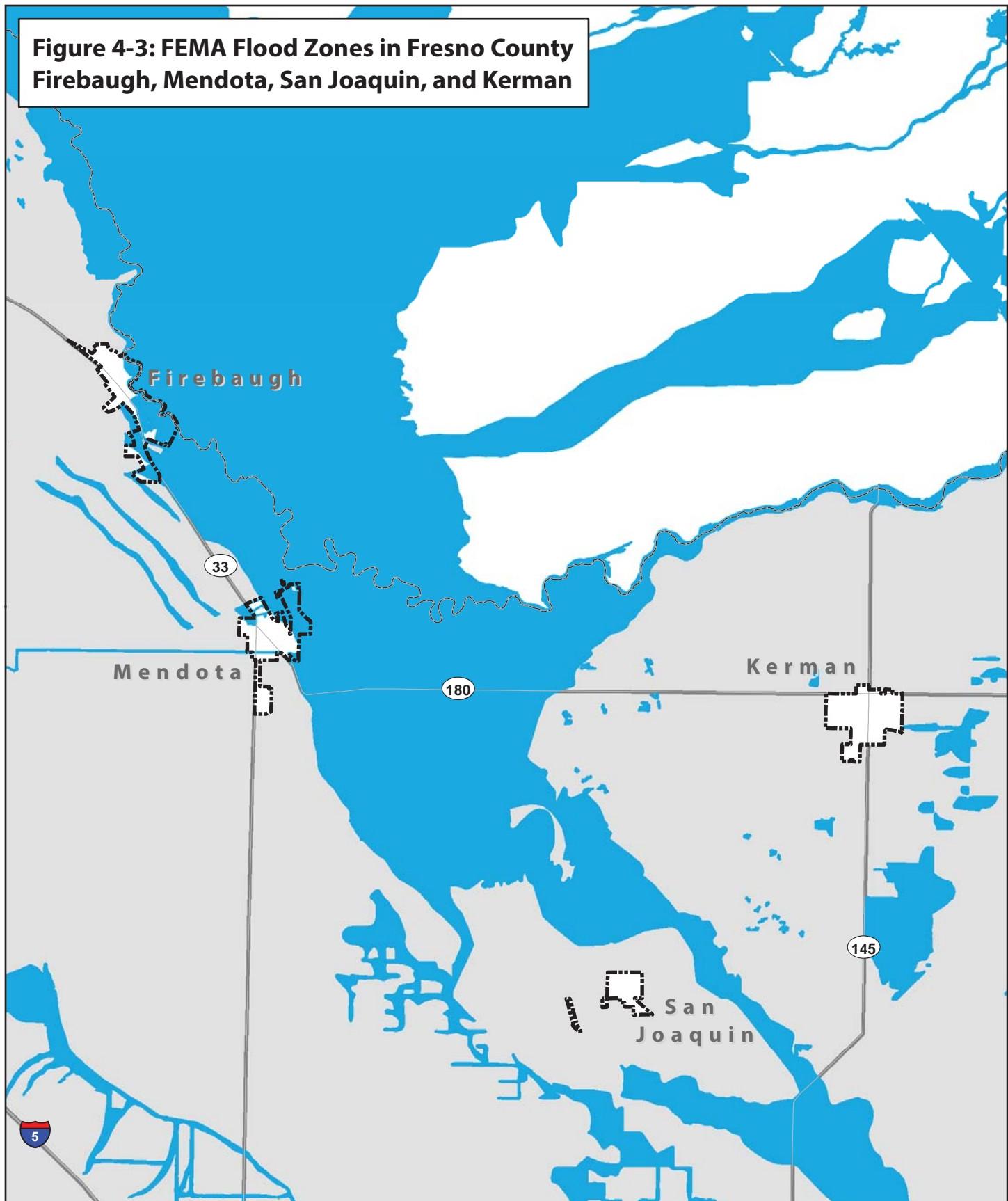


0 1.5 3 6 Miles

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**Figure 4-3: FEMA Flood Zones in Fresno County
Firebaugh, Mendota, San Joaquin, and Kerman**



City Limits

Highways



County Limit

100 Year Flood Zones

N



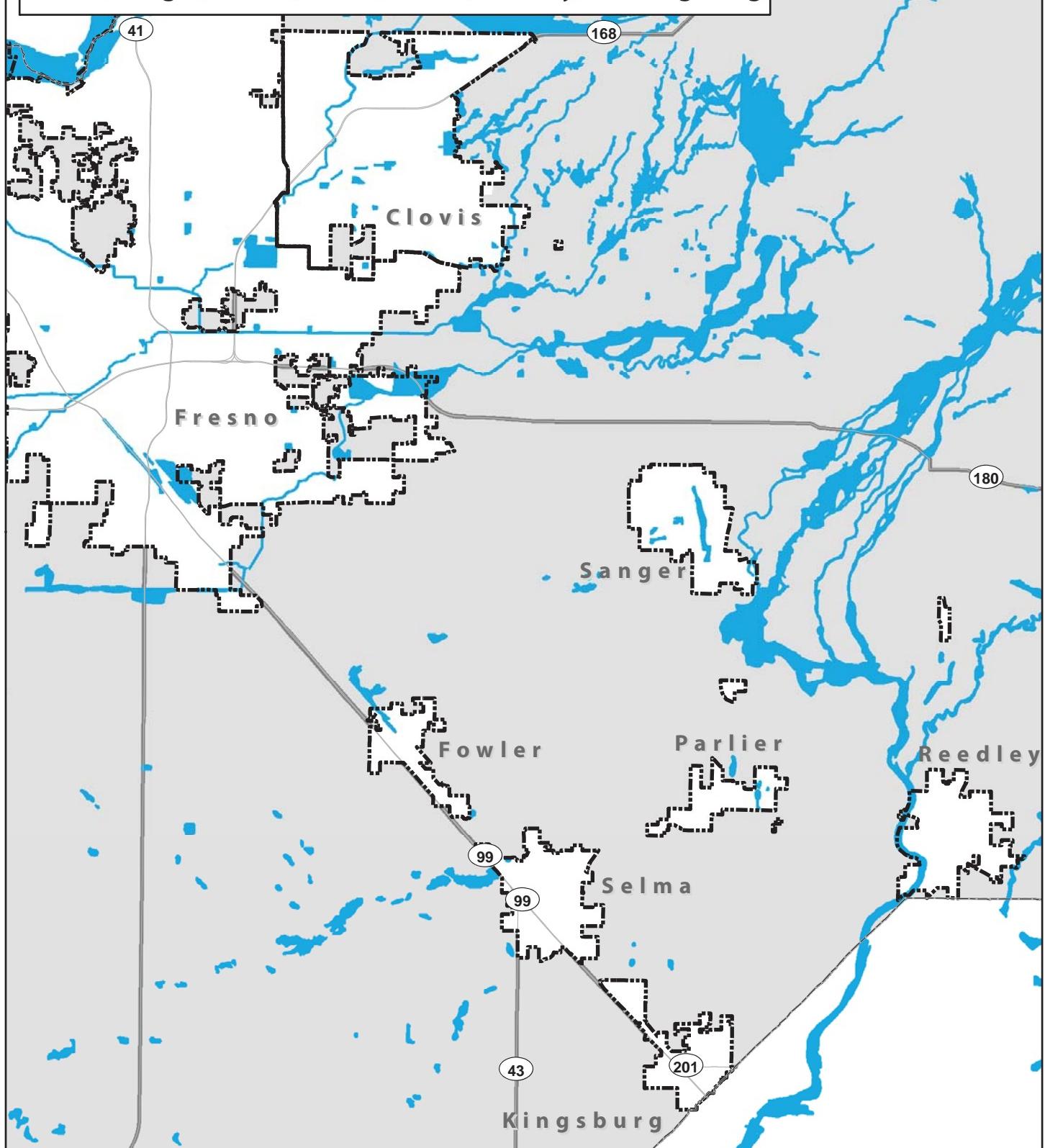
0 1.5 3 6 Miles

Source: FEMA, 2015

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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**Figure 4-4: FEMA Flood Zones in Fresno County
Clovis, Sanger, Fowler, Selma, Parlier, Reedley, and Kingsburg**



City Limits

Highways



County Limit

100 Year Flood Zones

N



0 1.5 3 6 Miles

Source: FEMA, 2015

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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This eight-year housing plan sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 2 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

GOALS AND POLICIES

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2013-2023 Regional Housing Needs Allocation ([RHNA](#)) projection period is 41,470 units. [For the jurisdictions participating in the Multijurisdictional Housing Element, the total RHNA is 16,524 units.](#) This includes 4,630 very low-income units, 2,926 low-income units, 2,755 moderate-income units, and 6,213 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

Goal 1 **Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.**

Policy 1.1 Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2013-2023 planning period.

Policy 1.2 Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.

Policy 1.3 Continue to direct new growth to urban areas in order to protect natural resources.

Policy 1.4 Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.

Policy 1.5 Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.

Policy 1.6 Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.

SECTION 5: HOUSING GOALS AND POLICIES

- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

2. Affordable Housing

The shortage of affordable housing is an issue facing most communities in California. In Fresno County, nearly half of all households are considered “cost burdened,” paying more than 30 percent of their income on housing costs. For lower-income households, this rate is even higher – nearly three-quarters of lower-income households are cost-burdened. Building affordable housing has become even more challenging after the State eliminated redevelopment agencies, depriving jurisdictions of the largest source of local funding for affordable housing. At the same time, State and Federal funding for affordable housing has also been reduced. While the region faces many challenges in meeting their housing needs for lower-income residents, there are several actions jurisdictions can take to facilitate affordable housing.

- Goal 2** **Encourage and facilitate the development of affordable housing.**
- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low- and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.

Policy 2.8 Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.

Policy 2.9 Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. There are an estimated 406 assisted affordable housing units in the participating jurisdictions that are at-risk of converting to market rate housing over the next 10 years. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

Goal 3 **Improve and maintain the quality of housing and residential neighborhoods.**

Policy 3.1 Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Policy 3.2 Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.

Policy 3.3 Continue code enforcement efforts to work with property owners to preserve the existing housing stock.

Policy 3.4 Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.

Policy 3.5 Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Policy 3.6 Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Special needs groups include homeless persons; single-parent households; the elderly; persons with disabilities including developmental disabilities; farmworkers; and large families.

SECTION 5: HOUSING GOALS AND POLICIES

- Goal 4** **Provide a range of housing types and services to meet the needs of individuals and households with special needs.**
- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the elderly and persons with disabilities.
- Policy 4.3** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for the homeless and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

Federal and State laws ensure all persons, regardless of their status, have equal opportunities to rent or purchase housing without discrimination. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

- Goal 5** **Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.**
- Policy 5.1** Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.
- Policy 5.2** Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

6. Energy Conservation and Sustainable Development

High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. While new construction can help achieve energy conservation goals, more than half of the housing stock in the region was built before California's energy code was adopted in the 1980s. Consequently, the existing building stock offers considerable opportunity for cost-effective energy efficiency retrofits to decrease energy consumption.

Goal 6 Encourage energy efficiency in all new and existing housing.

- Policy 6.1** Encourage the use of energy conserving techniques in the siting and design of new housing.
- Policy 6.2** Actively implement and enforce all State energy conservation requirements for new residential construction.
- Policy 6.3** Promote public awareness of the need for energy conservation.

SECTION 5: HOUSING GOALS AND POLICIES

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APPENDIX 1

APPENDIX 1A: PUBLIC OUTREACH EFFORTS

Stakeholder Workshop Summary, March 2015

Two stakeholder workshops were held on Wednesday, March 4, 2015 as part of the Fresno County Multi-jurisdictional Housing Element. The first workshop was held at 10:00 a.m. at the City of Selma City Council Chambers. The second workshop was held at 2:00 p.m. at the City of Kerman Community Center. Workshop participants were presented with information about the legal requirements and content of a Housing Element, localized demographics, the process of certification, and most importantly, asked to share their thoughts on the major housing issues facing Fresno County residents; major barriers to affordable housing in the region; and how the cities, County, and community can work to address these issues and barriers. The following is a summary of comments received at the workshops:

- Finding financial resources to subsidize housing is the biggest issue. Cities want to provide affordable housing to accommodate all economic segments of the community, but the resources are very limited.
- Financing is a major constraint for affordable housing. Many affordable housing developments require five to six layers of funding to make a project feasible. The Legislature took away a key tool for funding affordable housing development – Redevelopment Agencies.
- While land may be readily available in many communities, some communities (particularly Reedley) are mostly built out and need to rely on annexing more land to accommodate housing needs. This requires willing sellers of land on the fringe, and creates a conflict between two very important goals: maintaining agriculture, which is the livelihood of many in the region, and accommodating housing needs to meet the Regional Housing Needs Allocation (RHNA).
- There are major policy and financial constraints to annexation in the county.
- Water and sewer capacity is generally an issue in the County.
- Unincorporated areas of the county, such as Lanare, do not have the water and sewer infrastructure to support existing services and demands by new development. These areas would need more scalable housing projects to create an equitable distribution of infrastructure improvements costs that are needed. These areas are often served by special districts, and the County is working with special districts to go after state funding.
- Self Help has a mobile home replacement program that could benefit residents in communities such as Lanare where a majority of residents live in mobile homes.

- The County of Fresno is not in the “development business” relative to the unincorporated areas of the County. The County is in the resource preservation business. The County has and will continue to develop policies which direct growth to cities and unincorporated communities. The County has no control over special districts.
- The Friant Corridor provides an opportunity to accommodate a variety of housing needs for people of different income levels.
- The current drought condition and lack of water infrastructure is a major road block to providing more housing.
- California’s Cap-and-Trade Program provides funding for infrastructure improvements, but the current round of funding is more directed to large cities, such as Los Angeles, because it requires proximity to high quality transit, which is defined in such a way that many communities in the Valley are not eligible for funding.
- While jurisdictions do not always have “high quality transit” that meets the definitions required by the Cap-and-Trade Program, just adding a bus stop goes a long way for some funding programs in saying transit is available for an affordable housing project.
- There is a National Housing Trust Fund Program coming in 2016. In order to be eligible for funding, jurisdictions need to identify in their Consolidated Plans that they are intending to pursue National Housing Trust Fund monies. Consolidated Plans are documents discussing housing homelessness, business, –and community development that cities are required to prepare in order to receive federal funding.
- Many funding programs (even the National Housing Trust Fund Program) require matching funds, and most jurisdictions do not have any matching funds available.
- The jurisdictions and organizations in Fresno County need to organize and advocate as a region to make affordable housing and infrastructure funding available to the region.
- The Leadership Council is working to advocate for funding for the rural communities in Fresno County and for the region as a whole.
- Development impact fees are high in some communities (in excess of \$40,000 per unit). Fee deferral programs and fee waiver programs help tremendously. These fee deferrals should be given to lower-income housing, not above moderate-income housing.
- Many communities have a need for migrant farmworker housing. Farm labor is becoming more permanent and less migrant. There is a need to invest in year-round farmworker housing.
- Many State or Federal-funded farmworker housing programs are challenging because they require documentation.
- Allowing development by-right, rather than with discretionary approval, is a key to removing barriers to development.

- NIMBYism (“Not-in-my-backyard”)/community sentiment toward affordable housing and density is an issue in many communities; however, recent examples of high-quality affordable housing go a long way in gaining community support and acceptance of low-income housing. There is a recent example in Selma of single family rental homes built using USDA funds. There is a long wait list for these rental homes.
- The City of Coalinga and other more remote cities in the county face significant challenges when trying to attract developers to a smaller market. These cities may have the land available, but the market for new development is not there.
- The primary reason for a lack of residential development interest is directly related to employment and/or the lack of jobs. The demand for housing exists, but not at a price point to make it attractive, or even feasible, for developers.
- Communities need to maintain a good balance between owner and renter occupancy.
- There aren’t as many funding programs for rental units. CDBG money for housing rehabilitation and down payment assistance is directed toward owner occupied units.

Stakeholder/Community Survey Results, March 2015

Following the stakeholder workshop, a survey was emailed to the 225 contacts on the email list asking for input to better understand the community’s housing needs and potential solutions to housing challenges facing the Fresno region. The survey asked the same questions posed to participants who attended the stakeholder workshop:

1. What are the major housing issues in Fresno County?
2. What are the barriers to affordable housing in Fresno County?
3. What can be done to address these issues and barriers?

Responses were collected through April 1, 2015. The following is a verbatim summary of the survey responses.

What are the major housing issues in Fresno County?

- The lack of affordable housing and large presence of slum lords.
- The need for permanent supportive housing for the homeless and very low-income people.
- Substandard housing, widespread poverty, and crime with disproportionate level of home ownership.
- We need more home ownership opportunities.
- I believe Fresno needs more Permanent Supportive Housing opportunities for individuals and families who are experiencing homelessness. As rents increase it appears that wages do not. This creates a gap in finding affordable housing.

- The scopes of HUD with the new NOFA make it very difficult for specialized programs to be sustainable. There are a multitude of needs that clients have on top of housing in order to successfully retain residents. Many of the long-term homeless population are not interested in housing and/or services.
- High costs
- Long-term transitional or permanent housing for mentally ill or severely mentally ill is desperately needed. While Section 8 housing continues to be a great opportunity for many households, there are still so many waiting to access this housing resource. I know this is bigger than Fresno County, but really do folks on this program have to be given a "forever pass" on paying rent, when they are not even trying to work or pay rent like everyone else? And those who are now in desperate need of this, continue to live on the streets and try to work and live without a roof over their head....systemic ugliness...
- Prices - make residential fire sprinklers discretionary, not mandatory. These can easily add \$5,000 cost to each new home.
- Need homes for seniors in a gated community. Not apartments or condos but homes with a community room and activities. Similar to Del Webb retirement communities. Seniors from the Bay Area and Southern California want a place within California to retire but at a lower cost than their current location. They don't want to rent but want upscale homes with amenities for seniors.
- 1 - lack of low income housing stock! 2 - lack of code enforcement, especially in aging rental housing stock. Cases proceed at a snail's pace if at all. 3 - poorly planned transportation infrastructure. Insular development in housing tracts put nearest public transportation far from residents even if they were so inclined.
- 1. Affordable safe housing. 2. Poor housing conditions and the reluctance of landlords to maintain their rentals. 3. Blight in neighborhoods. 4. The fact that the city leaves the blighted areas and keeps moving in other directions leaving more blighted areas throughout the city. They should be revitalizing and decrease the new developments. Take care of what is here. 5. Lack of transportation and bus lines where current homes are located. 6. Lack of libraries and youth activities in neighborhoods. 7. Safety and police protection.
- Government regulation directing residents into high density housing where market demand is weak. Providing affordable housing for low and moderate income families. The high percentage of low and moderate income families in Fresno County.

What are the barriers to affordable housing in Fresno County?

- Funding to increase the housing stock.
- Not enough units available. Affordable units are generally in certain areas of town
- Poverty, education, lack of affordable homes to buy.

- The difference between the earnings of families in Fresno and the Fair Market Rents in the area is a huge barrier. The high unemployment rate leads to individuals and families not having the ability to sustain housing.
- The socioeconomic landscape in this region has very few wage earners that rise above the poverty line. Many of the chronically homeless population do not want to live in a structured environment with rules to adhere to. The process for application can be arduous.
- High costs
- Housing "Programs with on-site supportive assistance for the Mentally Ill - Developmentally delayed, etc... need to be a priority in serving this population. Affordable housing has improved in general, however I believe that the rural areas are still need of places and probably construction of quality affordable housing, that is suitable for children and families. Other barrier is "where shall they live while the 'process' takes its long route?" Sometimes folks are without anything (to live in/at) while the housing process takes 6-8 weeks.
- Prices - Turn back the clock on the 2013 Title 24 Energy requirements. Make it discretionary if you want, but not mandatory. Adopt the 2010 energy code instead (and maintain it for 12 years), that doesn't add more money to the cost of a new home.
- Lower wages than other areas. While housing costs are lower in the area, the cost of most other things such as power, gas, a vehicle, insurance, etc. are just as high as other places in California. The wages are considerably lower here.
- 1 - lack of leadership. CDBG and other fund constantly diverted from required uses for low income housing and Homeless prevention. This failure to comply causes the federal funds to be decreased. 2 - low priority with the city. A failure of leaders to recognize lack of housing, food and health security are directly linked to increasing crime and neighborhood degradation. 3 - continue poor mass trans investment. Focus on buses to exclusion of all others. Transportation that does exist is completely focused at getting people to shop verses getting them to work!
- 1. Lack of income. 2. Safety for families 3. Police protection 4. Lack of income for deposits and moving costs.
- Government regulations and fees and limited resources to provide incentives to build affordable housing. Prevailing wage laws attached to incentives raises the cost to construct thus requiring a greater incentive to offset the increased cost thereby reducing or eliminating the incentive.

What can be done to address these issues and barriers?

- Participation and communication among all community groups/partners about how and where to access and utilize various funding sources.
- Provide access and funding for permanent supportive housing and allow affordable housing in all parts of the city.

- Sweat equity homes rather than more Section 8. We need more home buyer programs with budgeting and credit education.
- I believe that we as a community need to continue our work through our Fresno Madera Continuum of Care of a Coordinated Assessment and Housing System. I also feel that more affordable housing units would address some of these barriers. I would like to see more Owners and Property Management participating in the efforts to end homelessness in our community.
- Become more inclusive of other agencies, including faith based organizations, law enforcement, grass roots partners to address ways to support each other in meeting the same goals. Adopt the Housing First model in actual practice vs. theory. Lots of varied interpretation to what that means.
- Lower prices.
- Temporary housing facilities will help these people and families stay safe, and healthy while the process completes. Many are lost along the way, and make bad decisions to live with the wrong people because their choices are extremely limited....and then the good housing is lost.
- Return to a much easier BRACED Wall system in the Code instead of the rigid, convoluted, confusing system in the 2013 Code that requires a lateral analysis by a registered engineer. This adds thousands to the cost of a new home. Eliminate the Code requirement for a Soils Report in most Central Valley Areas. This also adds thousands to the cost of a new home. The recent California Building Codes have no regard for cost.
- 1 - comply with CDBG and other block grant directives to ensure maximum funding. 2 - well built houses in well planned, income integrated communities, will likely lead to decreased need for code enforcement. 3 - stop pointing the finger outside of Fresno. Take responsibility for the mess we have created by focusing all development north and north west while abandoning successive widening concentric layers of degraded neighborhoods. 4 - Redevelopment like CDBG was funneled toward continued northward development up to and including River Park. This mentality must stop at the top! We will not solve these problems but transporting everyone to River Park to shop. 5 - Take advantage of all funding streams. Be innovative and insure no dollars are left on the table. Prioritize housing security. We cannot police our way out of crime. It's never worked and never well. Healthy neighborhoods are the key.
- 1. Provide adequate services to all. 2. Add more bus lines to service all areas of Fresno equally. 3. Provide neighborhood parks and take care of them as it is done throughout the city. 4. Provide libraries and activities in neighborhoods that are accessible. Traveling 5 to 10 miles to reach the nearest library is crazy. There is not even a bus line that will take you there. 6. Bottom line - police protection, services and activities, removing blight in neighborhoods, holding landlord accountable and fixing their areas. The city also allows blight to occur on their property as well. Grass is growing out of control, weeds are present, graffiti, broken items left out in the lots and streets. Code enforcement should be more present in the areas.
- Provide more Federal and State resources to the jurisdictions in Fresno County. Eliminate the prevailing wage requirement when government funds are used.

Public Comments Received

City Council and Planning Commission Study Sessions

City of Kerman (June 3, 2015)

- No public comments were received.

City of Kingsburg (June 3, 2015)

- No public comments were received.

City of Coalinga (June 4, 2015)

- Planning Commissioner questioned the usefulness of using countywide median-income to establish affordability limits for the various income groups.
- City Council and Planning Commission commented on the impacts to rental housing due to out-of-town owners not maintaining their properties. Suggested a program or revised program could address code enforcement of rental properties.
- City Council and Planning Commission requested a new program be added or existing program be revised to add language that the City would assist homeowners with housing maintenance training. This was also suggested as a requisite for individuals seeking first time homebuyer assistance.

County of Fresno Planning Commission (June 4, 2015)

- A member of the public commented on the need to comply with SB 244 – assess the provision of services to disadvantaged unincorporated communities.
- Planning Commission was concerned about the lack of infrastructure capacity and lack of water to accommodate new housing.
- Staff responded that SB 244 assessment will be addressed as part of the County's General Plan comprehensive review process. Staff also noted that Appendix B contains a detailed assessment of the County's previous Housing Element implementation programs.
- A member of the public commented the County should expand its outreach efforts to bring more people to public meetings and would like to see a detailed comparison of old County Housing Element policies with the new regional Housing Element policies.

City of Mendota (June 9, 2015)

- No public comments were received.

City of San Joaquin (June 9, 2015)

- No public comments were received.

City of Clovis (June 15, 2015)

- No public comments were received.

City of Selma (June 15, 2015)

- No public comments were received. Residents commented on a related item – the City's Residential Rehabilitation Loan Program Guidelines and indicated there is a great need for such program in the community.

City of Reedley (June 15, 2015)

- Editorial comments provided by a Council member.

City of Fowler (June 16, 2015)

- No public comments were received.

City of Huron (June 17, 2015)

- No public comments were received.

City of Parlier (June 17, 2015)

- Resident voiced his support for Housing Element and thinks that it includes housing programs that are much needed in the community, such as rehabilitation assistance and homebuyer assistance. However, the City also needs green space. The City needs to balance both needs.
- Resident voiced her concern regarding providing more lower-income housing in the community. Most new units being built in the City are for lower-income households. Middle income households are not able to qualify for these units and must look for housing elsewhere in other communities. The City needs to build more middle-income housing.
- Resident commented on the need for better fire and police services to go along with additional housing, particularly multifamily housing.

County of Fresno Board of Supervisors (July 14, 2015)

- Leadership Counsel for Justice and Accountability: The Housing Element should include more concrete actions and measurable objectives. Lack of infrastructure is a significant constraint; the Housing Element should include plans to make infrastructure available in specific community areas. The County should consider inclusionary housing policy as a strategy for providing affordable housing.
- BIA Fresno/Madera Counties: BIA believes that inclusionary housing policies constitute a taking of property rights and would strongly oppose such efforts by the County.

City of Sanger (July 16, 2015)

- No public comments were received.

Other Public Comments

- Letter emailed on July 16, 2015, from the Leadership Council for Justice and Central California Legal Services and Accountability (see below)
- Email on July 17, 2015, from Self-Help Enterprises (see below)

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July 16, 2015

Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721

Sent Via Email

Re: Comments on May 2015 Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element

Dear Ms. Chargin:

We are writing to provide comments on the Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element dated May 2015 (Draft Housing Element). Through our comments, we aim to assist you in creating a Final Housing Element that satisfies the requirements of the state housing element law as well as state and federal fair housing and civil rights laws for each participating jurisdiction (collectively, jurisdictions). While we appreciate this opportunity to provide comments of the 2015 Public Review Draft prior to submission to California's Department of Housing and Community Development (HCD), we will continue to review and, as necessary, identify deficiencies in and needed revisions to the Draft Element during HCD's review period.

Leadership Counsel for Justice and Accountability's (Leadership Counsel's) mission is to work alongside residents of the most disadvantaged communities in California's Central Valley and Coachella Valley to advocate for sound policy and eradicate injustice to secure access to opportunity regardless of wealth, race, income or place. Leadership Counsel works with hundreds of low-income residents and communities across Fresno County to ensure that land use planning and public and private investment responds to the needs of low-income communities, to seek solutions to basic infrastructure and service deficiencies plaguing disadvantaged communities, expand opportunities for affordable housing countywide, and promote robust public process that supports the involvement of all Fresno residents.

Central California Legal Services' (CCLS') mission is to Advance Justice and Empower People in the Central Valley. Over its almost 50-year history, CCLS has advocated for equity and opportunity for the low income populations of the Valley. The undersigned organizations are well positioned to provide the County with informed comments regarding the housing-related needs of Fresno's low-income residents and the opportunities available to address those needs.

In enacting state housing element law, the California legislature declared:

Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.” Gov. Code § 65580 (d).

For the reasons set forth in our comments below, the Draft Housing Element fails to satisfy the letter and the spirit of state housing element law and other applicable state and federal housing and civil rights legal requirements to facilitate the provision of housing to meet the needs of all economic segments of the community. In its analysis, policies, and programs, the Final Housing Element can and must do more to advance the attainment of decent housing and a suitable living environment for all Fresno residents. Gov. Code § 65580(b).

We thank you for your consideration of our comments, and we look forward to working with you to create a Final Housing Element that fully complies with all applicable laws and regulations, and meaningfully facilitates the provision of adequate housing in the jurisdictions to which this Housing Element applies. Leadership Counsel and CCLS will submit additional comments on their own behalf and on behalf of their clients throughout the remainder of the housing element update and adoption process. Please contact Ashley Werner with Leadership Counsel for Justice and Accountability, at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to find a time to discuss these comments in person or otherwise discuss future revisions and development of the Housing Element.

1. The Jurisdictions Have Yet to Satisfy the Requirement of Government Code § 65583(c)(8) to Make a Diligent Effort to Achieve Participation of All Economic Segments of the Community

Government Code § 65583(c)(8) requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and to describe these efforts in the housing element. The California Department of Housing and Community Development (HCD)’s “Building Blocks for Effective Housing Elements”¹ (Building Blocks) elaborates on Government Code § 65583’s public participation requirement. For the reasons set forth below, the public participation process described in the Draft Housing Element demonstrates that the jurisdictions have yet to satisfy the requirements of Government Code § 65583(c)(8).

a. The Jurisdictions Have Failed to Make a Diligent Effort to Achieve Participation of Low-Income Residents, Affordable Housing Developers and Advocates, and Other Stakeholders

Building Blocks identifies approaches to public participation that jurisdictions may use to comply with Government Code § 65583(c)(8)’s requirement to make a diligent effort to achieve participation of all economic segments of the community. These approaches include visiting neighborhoods and participating in local events; use of direct mail, radio spots, and local print

¹ Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-element/>

and electronic media such as a neighborhood newsletter to advertise opportunities for participation; and the use of mobile resources with interactive presentations during the input and implementation stages among others. Building Blocks advises jurisdictions to “always consider the ethnic composition of the target audience and use communication tools that are language-appropriate and culturally sensitive”.

These Jurisdiction’s efforts to solicit public participation during the preparation of the Draft Housing Element fall far short of the “diligent effort” to achieve the participation of all economic segments of the community Government Code § 65583(c)(8) as described in Building Blocks. The Draft Housing Element states that the housing element public participation process conducted by the thirteen participating jurisdictions during its preparation consisted of two community workshops held respectively at the City of Selma’s City Council Chambers and at the City of Kerman’s Community Center. p. 1-20; 1B-1. The Draft Housing Element does not describe efforts made to inform the public of the workshops or to achieve participation by all economic segments of the community nor does it state how many people and who attended. The Draft Housing Element also states that, following publication of the document, the jurisdictions held workshops respectively for their respective decision-making bodies and that the Housing Element will undergo mandated review by HCD. Appendix A also indicates that the jurisdictions conducted a housing needs survey sent to an email contact list. These actions do not reflect the inclusive, interactive, ongoing, and culturally-competent approaches to public participation aimed at achieving the participation of all economic segments of the community identified in Building Blocks.

To satisfy Government Code § 65583(c)(8), the jurisdictions should create additional opportunities for public engagement in the housing element update reflective of those set forth in Building Blocks and revise the Draft Housing Element to reflect feedback obtained through those efforts. Supplemental public outreach efforts that the County should take include but are not limited to the following:

- holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUCs), including fringe and island communities located adjacent to or near participating cities and legacy communities as defined by Government Code § 65302.10 . As many low-income residents in these communities lack personal vehicles and many DUCs are not served by efficient public transportation, residents of DUCs are most likely to attend workshops held in their own community. The jurisdictions should partner with community residents and/or community-based organizations with ties to the community to plan and perform effective outreach for the workshops;
- conducting targeted outreach to and stakeholder interviews with members of special needs populations and protected classes, including but not limited to farmworkers, the elderly, members of large-families and single-headed households, people of color and non-English speakers;
- soliciting completion of the community survey performed by the jurisdictions by low-income and special needs residents, including by the jurisdictions’ housing division and

other city and county staff during their interaction with residents in the course of performance of their duties.

- advertising opportunities to participate in and provide feedback on the housing element update in non-English language print media, radio and television, including media in Spanish, Hmong, and other languages spoken by Fresno County residents. Examples of non-English media outlets include Univision, Radio Bilingue, Hmong TV, and the Vida en el Valle publication among others. Many of these media outlets offer free advertising space for public service announcements.

The Final Housing Element should document these additional efforts to achieve public participation by all economic segments of the community and explain how input received through those efforts is incorporated therein. Leadership Counsel is willing to support the jurisdictions in planning these additional public outreach efforts.

b. The Draft Housing Element Fails to Incorporate Public Comments

Building Blocks states that, as part of the requisite analysis pursuant to Government Code § 65583, the housing element must “[d]escribe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element.”

While the Draft Housing Element identifies individuals and comments who received notice of housing element workshops and generally describes comments made by workshop participants, it does not respond to the comments made or describe “how comments were incorporated” therein. In fact, from a comparison of the description of comments made during the public workshops contained in Appendix A and the body of the remainder of the Draft Housing Element, it appears that many of the comments were not in fact incorporated into the needs analysis or housing plan at all.

The Final Housing Element must meaningfully incorporate public comments received as called for by the Building Blocks.

c. The Final Housing Element Must Identify Efforts the Jurisdictions Will Take to Achieve Broad Stakeholder Participation in Housing Element Implementation

Building Blocks states that the Housing Element must “[d]escribe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.” Building Blocks states that jurisdictions should invite a wide array of groups to participate in the housing element implementation process and recommends that jurisdictions establish an ongoing housing element update and implementation committee to oversee the update and implementation.

While the Draft Housing Element includes programs such as rental rehabilitation and down payment assistance programs that by their nature require the participation of individual members of the public in their implementation in each jurisdiction, the Draft Housing Element fails to

describe efforts the jurisdictions will make to engage residents and stakeholders with respect to housing element implementation on an ongoing basis as called for by Building Blocks.

To support effective implementation of the housing element in a manner that ensures diverse stakeholder representation from all economic segments of the community, the Final Housing Element should include a program for each jurisdiction to establish a Housing Element Implementation Advisory Committee. The Committees should include representation by extremely low, very low, and low-income residents; residents of disadvantaged unincorporated communities; farmworkers; disabled residents; the elderly; members of single-headed households; members of large families; and members of other special needs populations and protected classes. The Committees should also include representation by local affordable housing and market-rate developers, affordable housing advocates, community development specialists, finance professionals, and other stakeholders with an interest in the preservation and development of affordable housing.

The Housing Element Implementation Committees will provide on-the-ground insight into the housing of the respective jurisdiction's residents and barriers to affordable housing; oversee and provide feedback on Housing Element implementation; and identify opportunities to modify and expand upon policies and practices to improve its respective jurisdiction's ability to facilitate the preservation and development of affordable housing. The Committees will also participate in the preparation and review of the annual housing element progress report as well as future Housing Element updates for each jurisdiction.

2. The Draft Housing Element Fails to Adequately Analyze and Respond to Effectiveness of Past Performance

The Draft Housing Element fails to adequately analyze the past performance of the jurisdictions and respond appropriately through the policies and programs contained therein. A few examples of the Draft Housing Element's inadequate analysis and response to past performance include the following:

- “Senior Housing....The City continues to pursue affordable housing opportunities for seniors in the community...This program is included in the 2015 Housing Element to address the needs of special needs groups.” (Appendix 2I: City of Parlier, p. 21-42).

The Draft Housing Element does not state any specific actions it has taken to pursue affordable housing opportunities for seniors in the community and if in fact any such housing has been constructed as a result of these efforts. Accordingly, the Draft Housing Element proposes to include the Senior Housing program without modifications that could ensure more effective implementation.

- “The Code Enforcement Officer is responsible for enforcing regulations...Continue code enforcement efforts.” (Appendix 2H: City of Mendota, 2H-44)

The Draft Housing Element does not provide information about the actions taken to enforce City regulations, the success of those efforts, and the remaining extent of code violations. Accordingly, the Draft Housing Element proposes no modifications to the program which would allow for more effective code enforcement and the targeting of code violations which have a particular impact on the community.

- “The City continues to encourage infill development. However, future growth is anticipated to occur in the SOI. The City updated the General Plan to expand the SOI....This program is not included in the 2015 Housing Element.” (Appendix 2I: City of Parlier, 2I-36)

The Draft Housing Element does not state specifically what the City of Parlier has to encourage infill development. In fact, the description of the City’s activities indicate that the City has taken actions to expand the SOI which may conflict with this program. The Draft Housing Element also does not explain its removal of the program from the 2015 Housing Element if in fact the City intends to continue to encourage infill development.

With respect to Fresno County, the Draft Housing Element reviews the “past performance” of a fourth cycle housing element which is still in draft form. 2A-133. As the County’s fourth cycle housing element has not yet been approved by the Board of Supervisors or HCD and is not subject to implementation, a review of the County’s progress in implementing its third cycle housing element as well as goals and policies in the County’s General Plan relating to housing (e.g., Policy ED-B-14²; Goal H-D, Policies H-D.1 & H-D.5).

The Final Housing Element must include improved analyses of past performance for each jurisdiction which identifies the specific actions taken by the jurisdictions to implement their current housing elements, the success or failure of the jurisdictions in accomplishing the goals of the programs, and incorporation or deletion of policies and programs in the Final Housing Element that respond to this analysis.

3. The Draft Housing Element Fails to Identify Specific Program Actions Which Will Have Beneficial Impacts Within the Planning Period

Government Code § 65583(c) provides that each housing element shall contain:

“A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation,... such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...”

Building Blocks further states that:

² This policy provides that facilities in the Friant-Milton area, once developed, should include moderately priced multifamily employee housing. This provision is proposed for deletion by the County in its pending General Plan revision.

“Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdiction’s specific role in implementation.” (underline added)

Most of the programs identified in the Draft Housing Element use broad and vague language which fails to commit the respective jurisdiction to take specific action such that the programs will have a beneficial impact during the planning period. The Draft Housing Element further fails to identify a deadline for the completion of many of the program actions identified.

A few of the many available examples of Draft Housing Element program actions, often used repetitively in several jurisdictions, that fail to satisfy Government Code § 65583(c) include:

- “Annually contact affordable housing developers to explore affordable housing opportunities” (Appendix 2C: City of Coalinga p. 2C-2, Appendix 2E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element contains no discussion of whom the jurisdictions plan to contact nor what potential opportunities they will offer and explore

- “Continue to encourage mixed use and higher density housing through implementation of the General Plan” (Appendix 2A: County of Fresno, p. 2A-1)

The Draft Housing Element identifies no specific actions the County will us to “encourage” mixed use and higher density housing nor is there discussion of which general plan policies will facilitate higher density housing. (Note, the County’s 2014 Annual Progress Report on the implementation of its 2002 General Plan states that the County has failed to implement many General Plan policies due to budgetary constraints.)

- “Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development” (2A-3, See also Appendix 2D: City of Fowler, p. 2D-2, Appendix 2-E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element fails to identify specific actions that jurisdictions will take to promote these incentives.

- “Establish to the extent feasible, issuance of permits to County residents and developers via the Internet.” (2A-3)

The Draft Housing Element does not establish a deadline by which this program must be implemented.

- “Complete comprehensive Zoning Ordinance update to address the density bonus provisions in 2016” (2A-5)

The Draft Housing Element must provide a date specific by which the Zoning Ordinance update will be completed. The program should also specify that the Ordinance will comply with state density bonus law.

- “Continue to support and encourage the provision of vouchers to qualifying Fresno County households.” (2A-8)

The Draft Housing Element identifies no specific actions to so support and encourage the provision of vouchers.

The Final Housing Element must include revised program actions for each jurisdiction that identify “specific action steps” the respective jurisdiction will take, the “specific timeframe” for the actions, and the jurisdiction’s “specific role” in implementation. Building Blocks.

4. The Draft Housing Element Fails to Identify Infrastructure and Service Barriers to Affordable Housing and to Adopt Measures to Mitigate and Eliminate Those Barriers

Many low-income disadvantaged unincorporated communities (DUCs) in Fresno County lack basic infrastructure and services, including potable water and sewer service. The lack of water and sewer service in these communities poses a health threat to existing residents relying on water contaminated by arsenic, nitrates, and/or fecal chloroform for their everyday needs while also preventing new development of affordable housing and needed retail outlets on vacant and underutilized parcels.

The Draft Housing Element fails to identify the infrastructure and service deficits impacting DUCs as governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels and fails to adopt goals, policies, or programs to mitigate and eliminate the barrier³. The Draft Housing Element is therefore inadequate and at odds with fair housing and civil rights laws by failing to address a housing-related public health and safety threat that primarily impacts low-income residents of color. 42 U.S.C. § 2000d; 42 U.S.C. §§ 3601-3619; Gov. Code § 65583(a)(5)&(6); Gov. Code § 11135; Building Blocks, Program Actions.

Pursuant to Senate Bill 244, all jurisdictions in California must, upon the next revision of their housing element, identify DUCs within their sphere of influence, inventory the basic infrastructure and service needs of these communities, and identify possible funding sources that could support the resolution of these deficiencies. Gov. Code § 65302.10. The Final Housing

³ The Draft Housing Element includes the general statement that, “Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure.” p. 3-6. This statement does not identify or examine the lack of water and sewer infrastructure and service as a specific barrier impacting DUCs.

Element must include policies and programs confirming that the jurisdictions will timely comply with SB 244. The Final Housing Element must also include policies and programs committing them to prioritizing the resolution of infrastructure and service needs identified in the SB 244 analysis and creating and implementing a schedule of actions to resolve the prioritized needs, including but not limited to the initiation of feasibility studies, active support for consolidation of services where warranted by feasibility studies⁴, and the pursuit of funds and other resources to support these activities.

a. The Draft Housing Element Fails to Adequately Identify or Mitigate Drought-Related Barriers to Housing Opportunity

The Draft Housing Element fails to consider and identify programs and policies related to the current drought and changing paradigms for water availability and management practices. Fresno is facing a record drought right now which is putting communities and jurisdictions at risk of running out of water and / or losing ability to expand water service due to diminished capacity and increased water costs. The Final Housing Element must assess and include policies and program actions to address current and the likelihood of continued water scarcity, diminished capacity, and increased water costs on housing production and the ability of all economic segments of the community, including low-income residents, to access decent housing and a suitable living environment. Similarly, it is anticipated that changes in precipitation patterns will alter availability and quantity of water in the long term. The Final Housing Element must consider and address this likelihood.

Changing mandates - in particular the Sustainable Groundwater Management Act - require increased coordination and consistency among water management goals and land use plans. The Draft Housing Element fails to acknowledge or address how it will comply with new mandates and facilitate sustainable water management practices in ways that ensure housing needs are met for all income groups.

2. The Draft Housing Element Fails to Adequately Identify or Adopt Programs to Address Habitability Barriers to Housing Opportunity

The Housing Element must include programs which will “conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action” (Government Code Section 65583.(c)(4)). As identified in the Housing Needs Assessment, “maintaining and improving housing quality is an important goal for communities” (Section 2: Housing Needs Assessment p.2-28).

Furthermore, Building Blocks states that the programs “should be tailored to the results of the analyses and specific local situations.”

⁴ Senate Bill 88 and Assembly Bill 115 authorize the State Water Resources Control Board to order water system consolidation where necessary to ensure that customers of small water systems have access to safe and affordable drinking water.

However, such analysis is largely absent from the Draft Housing Element, including discussion and analysis of how local conditions and circumstances impact code enforcement activities. The programs that the Draft Housing Element provides relating to habitability are also vague and do not have timelines identified. Several jurisdictions have programs which simply commit to making information about rehabilitation and other intervention opportunities available through their websites but do not discuss specific steps they will take to encourage or facilitate participation in the programs. The following are just a few examples of the programs which do not adequately identify or address habitability barriers to housing opportunity:

- “Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs”(Appendix 2A p. 2A-7, Appendix B, p. 2B-5)

The Program does not state how this will this be accomplished and what specific habitability issues or enforcement challenges the jurisdiction will address.

- “Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes”(Appendix 2C p. 2C-5, Appendix 2D p. 2D-5, Appendix 2E p. 2E-6, Appendix 2F p. 2F-6, Appendix 2G p. 2G-6, Appendix 2H p. 2H-6, Appendix 2I p. 2I-5, Appendix 2J p. 2J-6, Appendix 2K p. 2K-6, Appendix 2M p. 2M-7)

Again, the program fails to state specific actions the jurisdiction will take to bring substandard housing units and residential properties into compliance with city codes. The Draft Housing Element further fails to identify any specific habitability issues or enforcement challenges that exist in the jurisdiction and how they will be addressed through program actions.

The Final Housing Element must include programs which adequately and specifically identify and address the barriers created by habitability in each jurisdiction.

3. The Draft Housing Element Fails to Adequately Analyze and Mitigate the Housing Needs of Special Needs Populations

Government Code § 65583(a)(7) requires that housing elements include an analysis of special housing needs in the jurisdiction, including but not limited to those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. Building Blocks states that, a “thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs.” Building Blocks continues to state that, “[t]he analysis of each special needs group should include the following:

- “quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.”

- “A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.”
- “Identification of potential program or policy options and resources to address the need.”

Building Block further specifies additional subjects of analysis for each special needs group identified in Government Code § 65583(a)(7) which jurisdictions should consider in designing appropriate programmatic responses. The Draft Housing Element includes generic information about housing needs typically faced by specific special needs groups identified in Government Code Section 65583(a)(7) and only a cursory and incomplete analysis of the specific needs of members of those groups in Fresno County and the participating jurisdictions. The Draft Housing Element’s analysis fails to satisfy the requirements set forth in Government Code § 65583(a)(7) and undermines the analysis’ purpose to allow jurisdictions to prioritize and develop programs that respond to the most pressing housing needs.

a. The Draft Housing Element Does Not Adequately Identify and Respond to the Housing Needs of Large Households

With respect to large households, the Draft Housing Element states that the “most critical housing need of large households is access to large housing units with more bedrooms than a standard three-bedroom dwelling.” 2-44. The Draft Housing Element however provides no specific information about the actual extent of overcrowding among large households in Fresno County or any of the participating jurisdictions, although it states that about 10% of households in Fresno County are overcrowded. 2-33. In addition, the portion of the Needs Assessment pertaining to large households does not provide data or anecdotal information regarding other housing needs of large households in Fresno County or the participating jurisdictions that would allow it to determine that access to large housing units is in fact the most critical housing need of large households and to consider those needs in developing and prioritizing programs to address the needs of this population.

The Draft Housing Element adopts one policy, Policy 4.4, specifically addressing the needs of large households. It states, “Encourage development of affordable housing units to accommodate large households (three and four bedroom).” 5-4. Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no programs for implementation by any of the jurisdictions specifically aimed at addressing the identified need of large households of access to large housing units to alleviate overcrowding among this population. The Final Housing Element must include specific program actions for each jurisdiction that implement Policy 4.4 and address governmental constraints to the attainment of larger housing for large households. Gov. Code § 65583(c). Such program actions could include the enactment of fee waivers, the relaxation of set back and maximum lot coverage requirements, the implementation of other specific incentives as appropriate to specific jurisdictions, and the modification of zone district requirements to eliminate governmental constraints to and encourage the development of housing for large families.

In addition, jurisdictions can target large low-income households for the allocation of rental and down-payment assistance in order to help these households overcome the cost barrier to attaining larger housing. Jurisdictions should also commit to strategically pursuing funds and partnerships with non-profit and private housing developers to undertake housing development projects that will meet the needs of large households for larger housing.

These program actions and others the Final Housing Element should identify to address the governmental and non-governmental constraints to the attainment of housing by larger households.

4. The Draft Housing Element Fails to Adequately Address the Needs of Identified Extremely Low Income Households in Several Jurisdictions

As set forth in Government Code § 65580 (d) the jurisdictions must “make adequate provision for the housing needs of **all economic segments** of the community” (emphasis added). The Draft Housing Element acknowledges the difficulties faced by extremely low income households, stating “this income group is likely to live in overcrowded and substandard housing conditions” and that “without adequate assistance this group has a high risk of homelessness.” (Section 2 p. 2-59). The Needs Assessment also identifies jurisdictions with very high rates of extremely low income households.

However, the Draft Housing Element completely fails to respond to the needs of this vulnerable population for safe and affordable housing through specific goals, policies and program actions. Instead, Policy 1.2 simply states that the jurisdictions will “facilitate development of new housing for all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households.” (Section 5: Housing Plan, p. 5-1). Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no program actions for implementation by any of the jurisdictions specifically aimed at addressing the identified needs of the extremely low income population and the factors which continue to negatively affect it, such as overcrowding and substandard housing conditions. As discussed above, the Draft Housing Element’s programs relating to code enforcement are also inadequate and as pointed out in the needs assessment, the failure of these programs will disproportionately affect the extremely low income households.

The impact of the Draft Housing Element’s failure to include specific program actions to address barriers to affordable housing for extremely low income households is compounded by the failure of several jurisdictions to complete and implement a fourth cycle housing element. In addition, the lack of a fourth cycle housing element in certain jurisdictions makes it difficult to determine the extent of the existing extremely low income housing stock and housing problems impacting that stock.

The Draft Housing Element shows a large disparity between the jurisdictions’ current extremely low income populations and percentage of housing they plan to build for extremely low income:

- Fresno County has 12% ELI population and the new ELI build plan is 3% for ELI. (Section 2 p. 2-60, Appendix 2A p. 2A-11, Table 2A-1)
- Reedley has 10% ELI population and the new build plan is 5% for ELI. (Id., Appendix 2J p. 2J-11, Table 2J-1)
- Huron has 30% ELI population and the new build plan is 12% for ELI. (Id., Appendix 2E p. 2E-9, Table 2E-1)
- Kingsburg has 13% ELI population and new build plan is 3% for ELI. (Id., Appendix 2G p. 2G-10, Table 2G-1)
- Mendota has 21% ELI population and new build plan is 4% for ELI. (Id., Appendix 2H p. 2H-10, Table 2H-1)
- San Joaquin has 20% ELI population and new build plan is 5% for ELI. (Id., Appendix 2K p. 2K-1, Table 2K-1)
- Parlier has 15% ELI population and new build plan is .05% for ELI. (Id., Appendix 2I p. 2I-9, Table 2I-1)
- Clovis has 6.5% ELI population and new build plan is .02% for ELI. (Id., Appendix 2B p. 2B-0, Table 2B-1)

While Draft Housing Element fails to plan for new ELI housing development in proportion to the ELI share of the population for the jurisdictions, the Draft Housing plans for excessive shares of moderate and above moderate income housing development across the jurisdictions and in particular, in higher income jurisdictions such as Clovis (build plan of 90% moderate and above moderate housing) which have extremely limited housing affordable to low-income populations.

The Final Housing Element must plan, through specific program actions with clear deadlines and assigned responsibilities, to make housing opportunities available to meet the needs of extremely low income households.

5. The Draft Housing Element Fails to Adequately Affirmatively Further Fair Housing Opportunities for All Fresno Residents

Government Code § 65583(c)(5) provides that, in order to make adequate provision for all economic segments of the community, the actions that a local government commits to take pursuant to that section “[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.” Local governments are further bound to affirmatively further fair housing opportunities through various other state and federal rules and regulations. 42 U.S.C. § 2000d (Title VI of the Civil Rights Act of 1964); 42 U.S.C. §§ 3601-3619 (the Fair Housing Act); 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

The final “Affirmatively Furthering Fair Housing” rule (AFFH Rule) recently issued by HUD⁵ states that “affirmatively furthering fair housing” (AFFH) means:

⁵ Available online at http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf

“...taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”

The programs described by several jurisdictions do not identify any specific actions or steps they will take to further fair housing opportunity throughout the jurisdiction and instead only include references to how the jurisdiction will advertise fair housing resource information on their public sites and offices. Examples of such inadequate programs include the following:

- “Actively advertise fair housing resources at the public counter, community service agencies, public libraries and City website” (2H p. 2H-9, 2J p. 2J-10, 2I p. 2I-9, 2K p. 2K-9, 2D p. 2D-8) (How does advertising currently existing resources affirmatively further fair housing)
- “Refer fair housing complaints to HUD, DFEH, and other housing agencies” (2A p. 2A-11, 2C p. 2C-8) (How does advertising currently existing resources affirmatively further fair housing)

The Draft Housing Element must do more to identify barriers to and affirmatively further fair housing opportunities in each jurisdiction and throughout the planning area.

a. The Housing Elements Must Identify and Mitigate Patterns of Racially and Ethnically Concentrated Poverty and Segregation

To comply with state and federal fair housing requirements, the Final Housing Element must identify patterns that exist of racial and ethnic segregation and racially and ethnically concentrated poverty in Fresno County and each of the participating jurisdictions, describe factors contributing to such segregation and concentrated poverty, and identify and adopt policies and programs to promote housing opportunity and access to opportunity broadly for all residents regardless of protected status. 42 U.S.C. §§ 2000d, 3601-3619; 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Gov. Code § 65583(c)(5); Cal. Gov. Code §§ 11135.

The San Joaquin Valley Fair Housing and Equity Assessment (FHEA)⁶, which HCD encourages local governments to use in the development of their housing elements to meet AFFH

⁶ The FHEA was prepared in April 2014 in fulfillment of a HUD Sustainable Communities Grant and is available online at <http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf>

requirements⁷, finds that Fresno County has among the highest rates in the San Joaquin Valley of both white segregation and Hispanic / Latino, African American, and Asian American segregation based on its census block group analysis.⁸ pp. 20-23. The FHEA finds that lower income communities of color throughout the San Joaquin Valley lack essential resources and amenities that allow individuals to integrate into the mainstream economy, become middle class, access health care, and become civically engaged. e.g., p. 33.

The Draft Housing Element fails to even mention – let alone meaningfully address through policies and programs which will have a beneficial impact on residents within the planning period – the documented persistence of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to opportunity between lower income communities of color and more affluent communities in and among jurisdictions in Fresno County.

Further, the Draft Housing Element contains no policies or programs which specifically commit the jurisdictions to take actions to further affordable housing opportunity throughout the jurisdictions. Element Goal 5, the only goal which specifically addresses the County's requirement to AFFH, reads, "Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level". The two policies which the Draft Housing Element proposes to implement Goal 5, Policy 5.1 and Policy 5.2⁹, do not commit the jurisdictions to taking any specific action to alleviate continued racial segregation and further housing opportunity in higher income and higher opportunity neighborhoods. p. 5-4.

The Final Housing Element must include an analysis of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to resources and amenities within participating jurisdictions and county-wide. The Final Housing Element must identify and adopt policies and programs that promote housing opportunity and access to opportunity broadly for residents regardless of protected status throughout the jurisdictions, including in higher income and higher opportunity neighborhoods. These policies and programs must be designed to achieve a beneficial impact to residents during the planning period, and thus must identify specific actions will take, deadlines for action, and measurable outcomes. Gov. Code § 65583(c).

Policies and programs to this end that the jurisdictions should consider incorporating into the Final Housing Element include those set forth in the FHEA as well as other measures to affirmatively further fair housing applicable to specific jurisdictions. These policies and programs include but are not limited to the following:

⁷ Memorandum to Planning Directors and Interested Parties from Paul McDougall, Housing Policy Manager, Division of Housing Policy Development, HCD, regarding "Housing Element Updates and the 2014 San Joaquin Valley Fair Housing and Equity Assessment", dated February 9, 2015.

⁸ These counties include San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and Kern County.

⁹ Policy 5.1 states, "Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing." Policy 5.2 states, "Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities."

- Enacting an ordinance to prohibit housing discrimination based on source of income, including Housing Choice Vouchers.
- Adopt an inclusionary housing ordinance requiring residential developers to reserve at least 20% of units in all new housing developments to low-income residents at an affordable cost, with at least 10% of those units reserved for very low and/or extremely low-income residents, or pay an equivalent in lieu fee to an affordable housing trust fund.
- Amend the local zoning ordinance to allow construction of multi-family housing by right or by Conditional Use Permit in single-family zones.
- Strategically use and pursue funding in collaboration with private and non-profit developers for the development of affordable and mixed-income housing on vacant or underutilized sites in higher income neighborhoods.
- Work with residents and affordable housing developers and advocates to create and implement an anti-NIMBY educational program to foster awareness among elected decision-makers and residents of the need for affordable housing and the benefits of economically and racially integrated communities.
- Require information demonstrating the impact of proposed housing developments with more than ten units on the impact of different racial, ethnic, linguistic and economic groups' ability to access fair housing opportunities during the consideration and approval process of new builds.

To adequately AFFH, the Final Housing Element must also include policies and programs to mitigate and eliminate barriers to opportunity in low-income neighborhoods and communities of color. The Draft Housing Element fails to adequately or specifically analyze the options available to jurisdictions or commit the jurisdictions to take actions to do so. In addition to measures identified in other sections of this correspondence, the Final Housing Element should include the following actions as policies and programs to expand opportunity in low-income neighborhoods:

- Actively seek, monitor, and pursue, in collaboration with residents and community stakeholders, all available sources of funding to address deficiencies in basic infrastructure, services, and amenities in low-income neighborhoods. (The policies and programs contained in the Draft Housing Element relating to the pursuit of funds do not relate to low-income or disadvantaged neighborhoods specifically and commit the jurisdictions only to monitor or pursue funding on an annual basis, though such funding opportunities arise throughout the year. See e.g., Appendix 2I: City of Parlier, p. 2I-2; Appendix 2J: City of Reedley, p. 2J-3 (“Monitor [HCD’s] website annually for Notices of Funding Ability [sic] (NOFA) and, where appropriate, prepare or support applications...”)).

b. Jurisdictions Must Maintain Current Assessments of Fair Housing

Pursuant to the AFFH Rule, each jurisdiction that receives federal block grant funds, including Community Development Block Grants (CDBG) and HOME Investment Partnership Grants, is required to submit a certification to the U.S. Department of Housing and Urban Development (HUD) that it will affirmatively further fair housing by conducting an Assessment of Fair

Housing (AFH). The rule, which will take effect 30 days following its publication in the Federal Register, will replace the current requirement that jurisdictions complete an Analysis of Impediments to Fair Housing (AI) and to take appropriate actions to overcome the effect of any impediments identified. 24 C.F.R. §§ 91.225(a), 570.601(a)(2). HUD guidelines pertaining to the AI requirement recommend that jurisdictions conduct or update their AI's at least once every three to five years in accordance with the consolidated plan cycle. Fair Housing Planning Guide, Vol. 1¹⁰, pp. 2-6, 2-7.

The Draft Housing Element is silent – with one vague exception - to compliance or lack thereof with respect to the upcoming requirement that they conduct an AFH or the operative requirement that they maintain a current Analysis of Impediments. The only reference in the Draft Housing Element to an individual jurisdiction's AI is with respect to the City of Clovis, but the Draft Housing Element does not even indicate the date of completion of the City's operative AI. Appendix 2B: City of Clovis, p. 96. The Draft Housing Element further includes no policies or programs to ensure that the jurisdictions complete AFHs pursuant to the AFFH Rule or maintain current AIs pursuant to operative HUD guidance.

The Final Housing Element must identify the date of completion of each jurisdiction's operative AI and the date by which a jurisdiction must complete an AFH. In addition, the Final Housing Element must include policies and program actions committing the jurisdictions to complete and maintain a current AFH in accordance with the AFFH Rule. To ensure consistency in jurisdictions' housing policies and that each jurisdiction's housing element complies with federal fair housing requirements, the Final Housing Element must also commit jurisdictions to amending their housing elements to conform to the needs identified and policies contained in their updated AFHs.

6. The Draft Housing Element Does Not Demonstrate that the Sites Identified in the Land Inventory are Suitable For Development

The housing element shall contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Gov. Code §65583(a)(3).

Pursuant to Building Blocks, the must include all of the following:

1. A parcel-specific listing of sites, including the parcel number or other unique reference.
2. The general plan and zoning designations of sites.
3. A description of parcel size; “this is important as parcel size can be a key factor in determining development viability, capacity and affordability.”
4. A map showing the location of sites.
5. A description of existing uses of any non-vacant sites.
6. A general description of any known environmental constraints.

¹⁰ Available at <http://www.hud.gov/offices/fheo/images/fhpg.pdf>

7. A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

Building Blocks provides specific instruction to guide the housing element analysis of the suitability of sites identified for residential development. Building Blocks provides, ‘The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.’ It further states that, “The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.” “To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.” Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

a. The Draft Housing Element Does Not Address Jurisdictions’ Failure to Adopt Third Cycle Housing Element or Accommodate Third Cycle Housing Element Need

The County’s failure to adopt and implement a fourth cycle 2008-2013 housing element means that the County has failed to act as required to accommodate its fourth cycle RHNA. Accordingly, the County’s ability to accommodate its fifth cycle RHNA is impaired by existing unaccommodated need from its fourth and possibly even third cycle RHNA. Thus, the Draft Housing Element’s assertions regarding its capacity to meet its RHNA with no rezoning are likely overstated.

The Public Review Draft of the Fresno County 2008-2013 Housing Element states that the County has an unaccommodated fourth cycle housing element need of 1,297 units. 2A-14. The Sites Inventory for Appendix 2A: County of Fresno of the Draft Housing Element however does not address whether the County had an unaccommodated third cycle need or incorporate that unaccommodated need into the total number of adequate sites it must identify and make available. As the Draft Housing Element states, the AB 1233 carryover analysis applies to housing elements due on or after January 1, 2006. The County’s 2008-2013 fourth cycle housing element was due after January 2006 and thus AB 1233 applies to that housing element. Since the County’s unaccommodated third cycle need would be added onto the County’s fourth cycle RHNA in the fourth cycle housing element, it should be included in the fifth cycle analysis of the unaccommodated fourth cycle need which the County must accommodate in the fifth cycle. Gov. Code § 65584.09(a)-(c). The County cannot simply discard its responsibility to plan for housing to meet its third cycle RHNA based on its failure to complete a timely fourth cycle housing element.

b. The Draft Housing Element Fails to Demonstrate that the Sites Identified in Unincorporated Fresno County are Suitable for Development

The adequacy of the sites inventory set forth in Appendix 2A for Fresno County is further undermined by its failure to include required descriptions and explanation necessary to demonstrate that the sites identified are in fact “suitable” for residential development pursuant to Government Code §65583(a)(3). The Final Housing Element must include a revised inventory as set forth below which prioritizes and furthers the efficient use of vacant and underutilized parcels in existing neighborhoods and, to the extent that new development occurs outside of infill areas, provides for a fair share of housing to meet the needs of all economic segments of the community.

Building Blocks provides, ‘The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.’ It further states that, “The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.” “To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.” Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

The inventory contains hundreds of sites that are smaller than one acre and in fact, even smaller than 0.2 acres. Only a handful of the sites identified are larger than one acre. Despite the inclusion in the inventory of hundreds of small parcels, the Draft Housing Element does not include the requisite analysis demonstrating that the estimate of the number of units projected on small sites, is realistic or feasible. Building Blocks.

The Final Housing Element must include an analysis that demonstrates that development on the small sites included in the inventory is realistic and feasible considering the impact of constraints associated with development of small sites, market trends in small site development, and policies and incentives that exist in Fresno County to facilitate small site development. Building Blocks. The Final Housing Element should include a program action that provides for lot consolidation and/or parcel assemblage to facilitate the development of affordable housing as recommended by Building Blocks and should include other programs and policies as needed to maximize the incentives for and feasibility of affordable and mixed-income housing development on the sites. If however the Final Housing Element cannot demonstrate that with such programs and incentives housing development cannot reasonably be expected on these sites due to their small size, they must be removed from the Final Housing Element.

In addition, the inventory contains many sites with non-residential land use designations and/or zoning, including but not limited to Central Business Commercial (C4 Zone); Mountain Commercial; Office Commercial (CP); Limited Industrial (R1 Zone); General Industrial (R1 Zone); Open Space; Agriculture – Non-Conforming (C4 Zone). The inventory also includes sites with residential land use designations not typically associated with low-income housing development, including but not limited to Mountain Residential and Mountain Urban. The Draft

Housing Element adopts a blanket assumption for all sites identified of 80% build out of the maximum permitted density for each site. 2A-14. The Draft Housing Element does not justify this assumption for residential sites or non-residential sites or any subcategories of those land use types. The Final Draft Housing Element must justify the blanket 80% build out assumption for residential sites with residential and non-residential land use designation by sub-category (i.e., Mountain Residential; Mountain Urban) and modify the assumption as needed.

Further, the inventory does not provide a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, at the parcels listed in the inventory. The inventory contained in the Final Housing Element must include this description as to each parcel contained in the inventory. For parcels that lacks water, sewer, or dry utilities supply in existing communities, the Final Housing Element must set forth program actions to facilitate the expedient delivery of services to those sites in the planning period. If it is determined that necessary infrastructure and services cannot be provided at the parcel during the planning period, they must be removed from the inventory.

c. The Final Housing Element Must Contain Adequate Sites Inventory For Each Participating Jurisdiction

The issues raised in Sections 8(a) through (c) above apply to the site inventories and analysis contained in the Draft Housing Element for each of the other participating jurisdictions. To the extent that jurisdictions did not adopt legally compliant third cycle housing elements or failed to rezone land as required to meet their third cycle need, the Final Housing Element must provide for the accommodation of the unaccommodated third cycle need in addition to any unaccommodated fourth cycle need.

The site inventories contained in the Final Housing Element must also include the required analysis of the suitability of any small parcels contained in the inventories for residential development and remove any small parcels from the inventory which are not in fact suitable. In addition, the Final Housing Element should include a parcel assemblage / lot consolidation action program to facilitate affordable housing for each jurisdiction which does not already have such a program in place.

Finally, the site inventories must demonstrate the availability of water, sewer, and dry utility services for residential development for each parcel listed or, if certain parcels are not yet served, justify why inclusion of the parcels in the inventory is appropriate.

The Final Housing Element should recalculate the need accommodated through existing sites based on the legally compliant site inventory for each jurisdiction and analysis and include action programs to rezone land as required.

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Lindsey Chargin, Senior Regional Planner

July 16, 2015

Page 21

Thank you again for your consideration of our comments. Please contact Ashley Werner at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to set up a time to discuss these comments in person.

Sincerely,

Ashley Werner

Ashley Werner, Attorney
Leadership Council for Justice
and Accountability

Gillian Sonnad

Gillian Sonnad, Supervising Attorney
Central California Legal Services

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The following responses to the comments by the Leadership Counsel for Justice and Accountability and Central California Legal Services were provided in the HCD Draft Housing Element in August 2015. A subsequent response letter was prepared in November 2015 in conjunction with the response to HCD comments.

1. Public Outreach

1a. Jurisdictions Failed to Conduct Adequate Public Outreach

See Appendix A: Public Outreach Summary in the Draft Housing Element for an expanded and detailed description of public participation efforts undertaken by the participating jurisdictions.

1b. Draft Housing Element Failed to Incorporate/Address Public Comments

Most public input gathered during the public outreach process were related to lack of affordable housing, lack of infrastructure, and lack of funding. A complete summary of stakeholder and community input is included in the Draft Housing Element. The topics identified by stakeholders and members of the public are addressed in the draft Housing Element.

1c. Jurisdictions Must Broaden Ongoing Stakeholder Participation

Cities and counties are required by State law to monitor and annually report on Housing Element implementation (Government Code Section 65400). Most jurisdictions participating in the multijurisdictional Housing Element lack staff and resources to create and manage a Housing Element Implementation Advisory Committee. Several policies in the Draft Housing Element direct the participating local governments to work in partnership and support the efforts of public agencies, non-profit organizations, and developers to implement the goals and policies in the draft Housing Element (e.g., Policies 2.4, 4.1, 4.2, 4.3, 4.6 and Programs 1 – Provision of Adequate Sites, 4 – Affordable Housing Incentives).

2. Evaluation of Past Performance

See each participating jurisdiction's appendix in the Draft Housing Element, each of which includes an evaluation table for past accomplishments and implementation of each jurisdiction's existing Housing Element. However, due to the recession and the dissolution of redevelopment agencies and resulting lack of funding, staff, and development interest, many programs and activities were not implemented. Record keeping was also a challenge due to staff reductions as a result of local budgetary crises.

3. Beneficial Impact

See each participating jurisdiction's appendix in the Draft Housing Element. Each appendix includes a set of specific and discrete implementation programs. Implementation programs include a detailed description of the action, timeframes and objectives, funding source, responsibility, and corresponding relevant policies. Objectives are realistic based on the limited staffing and funding resources available. The draft housing element update does identify specific programs which will have beneficial impacts within the planning period.

4. Infrastructure and Service Barriers

State law requires only that jurisdictions include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information does not need to be identified on a site-specific basis (Government Code Section 65583.2 (b) (5). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. The Housing Element recognizes this potential constraint and includes policies pertaining to development of housing in infill and higher density areas where infrastructure is available.

State law addressing local government responsibilities for addressing disadvantaged unincorporated communities (SB 244) is not a Housing Element requirement. It is listed in State law as a Land Use Element requirement (Government Code Section 56430). SB 244 only made reference to Housing Elements regarding the timeline for local jurisdictions to update their Land Use Elements to address disadvantaged unincorporated communities.

4a. Identify or Mitigate Drought-related Barriers

State law applying to Housing Element Updates does not require local jurisdictions to identify and mitigate drought-related development constraints. State law only requires that a Housing Element include a general description of environmental constraints to the development of housing within a jurisdiction, the documentation for which has been made available to the jurisdiction (Government Code Section 65583.2 (b) (4). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. SB 1087 regarding priority for water and sewer allocations for affordable housing addresses local jurisdictions' responsibilities. It does not mandate mitigation. State law requires that Councils of Governments consider drought-related constraints when developing the Regional Housing Needs Plan methodology (Government Code Section 68854.04).

5. Programs to Address Habitability

The Draft Housing Element includes goals and policies to address the preservation of existing affordable housing under goal section 3, Housing and Neighborhood Conservation. To the extent that assisted housing stock is located within the participating jurisdictions, most participating jurisdictions' appendix in the Draft Housing Element include a program to preserve assisted housing. Each jurisdiction's specific appendix contains programs to improve housing conditions through code enforcement, residential rehabilitation assistance, and/or incentives to encourage acquisition/rehabilitation.

6. *Housing Needs for Special Needs Groups*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including elderly persons, large households, single-female headed households, persons with disabilities, persons with developmental disabilities, the homeless, farmworkers, and extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs. To the extent that government constraints impact special needs groups, the individual jurisdiction's appendix in the Draft Housing Element includes an assessment of the constraint and implementation programs to address the constraint, along with incentives to encourage the development of housing for lower income households (including extremely low income) and those with special needs.

5a. *Housing Needs for large households*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including large households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policy 4.4.

5.b *Extremely Low -Income Housing Needs*

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policies 2.1, 4.1, 2.2, and 2.5. The individual jurisdiction's appendix in the Draft Housing Element includes implementation programs to address the housing needs of extremely low-income households, specifically Affordable Housing Incentives and Preserving Assisted Housing. State Housing Element law recognizes that the total housing needs identified in the RHNA may exceed available resources and a jurisdiction's ability to satisfy the RHNA. Under these circumstances, the quantified objectives do not need to be identical to the total housing needs.

6. *Affirmatively Furthering Fair Housing*

Jurisdictions that do not receive entitlement funds from HUD are not subject to Assessment of Fair Housing requirements. The County (on behalf of its participating jurisdictions) and Clovis are subject to that requirement. The County and Clovis are required to prepare Consolidated Plans and Impediments to Fair Housing Plans and submit the plans to HUD for review. The Draft Housing Element includes goals and policies to address fair housing under goal section 5, Fair and Equal Housing.

7. *Land Inventory*

Section 3 of the Draft Housing Element includes a discussion of the sites inventories to accommodate the RHNA. Each jurisdiction's appendix to the Draft Housing Element includes a detailed sites inventory.

8. Accommodate the Third RHNA Cycle

AB 1233 carryover penalty applies only to the prior planning period. For the 5th cycle housing element updates, jurisdictions only need to accommodate any unmet need from the 4th cycle housing element planning period. Since AB 1233 was adopted in 2006, it does not apply to the 3rd cycle housing element planning period (Government Code Section 65584.09).

Section 3 of the Draft Housing Element includes a discussion of the AB 1233. To the extent that a jurisdiction did not adopt a 4th cycle housing element or complete a 4th cycle rezone program, the jurisdiction's appendix to the Draft Housing Element includes an AB 1233 "carry over" analysis and corresponding sites inventory. In some instances, the jurisdiction's appendix to the Draft Housing Element includes a rezoning program to ensure the RHNA is accommodated pursuant to State law.

9. Unincorporated County sites

The Fresno County available land inventory for residential development does not use underutilized sites to accommodate the unincorporated RHNA. It only uses vacant sites. Appendix 2A to the Draft Housing Element includes Fresno County's sites inventory, which exceeds the unincorporated county RHNA by 1,214 units for extremely low-, very low-, and low-income households, 2,782 units for moderate-income households, and 5,275 units for above moderate-income households.

In addition, the Fresno Council of Governments Regional Transportation Plan and Sustainable Communities Strategy, which is intended to be consistent with the RHNA, encourages most development to occur within incorporated cities.



December 10, 2015

Ashley Werner, Attorney
Leadership Counsel for Justice and Accountability
764 P Street, Suite 12
Fresno, CA 93721

Gillian Sonnard, Supervising Attorney
Central California Legal Services
2115 Kern Street, Suite 1
Fresno, CA 93721

RE: Comments on the Public Review Draft Fresno Multi-Jurisdictional 2015-2023 Housing Element

Dear Ms. Werner and Ms. Sonnard:

Preparing the Multi-Jurisdictional Housing Element (MJHE) has been a major and unprecedented undertaking. This is a collaborative effort among 13 local governments and the Fresno Council of Governments (Fresno COG) to address the housing needs of all Fresno County residents at the regional as well as the local level. It is the first MJHE involving this many jurisdictions ever completed in California. Coordinating the research and drafting of the various components of the element and conducting public outreach and study sessions among 13 jurisdictions has been challenging. We understand your interest in ensuring that all 13 participating jurisdictions adopt housing elements that meet the requirements of State law. As the agencies with the direct responsibility for adopting and implementing housing policy, the 13 participating jurisdictions take their responsibilities very seriously.

The Fresno COG received your written comments on July 16, 2015 on the May 2015 Draft MJHE. Your letter was distributed to and reviewed by staff at all 13 participating jurisdictions. As you are aware, the California Department of Housing and Community Development (HCD) completed their mandatory review of the MJHE on October 9, 2015. We noted in their letter that HCD had considered comments from the Leadership Counsel and Central California Legal Services (CCLS) in their review of the Draft MJHE.

In responding to comments from HCD, as well as the comments you have submitted, we have revised the Draft MJHE to more fully address several issues, including: 1) providing more information on outreach efforts; 2) additional review and analysis of past performance; 3) providing additional specific objectives and timelines for several programs; 4) providing more detailed information on the availability of infrastructure; 5) including additional objectives and

[City of Clovis](#)
[City of Coalinga](#)
[City of Firebaugh](#)
[City of Fowler](#)
[City of Fresno](#)
[City of Huron](#)
[City of Kerman](#)
[City of Kingsburg](#)
[City of Mendota](#)
[City of Orange Cove](#)
[City of Parlier](#)
[City of Reedley](#)
[City of San Joaquin](#)
[City of Sanger](#)
[City of Selma](#)
[County of Fresno](#)

timelines for programs to address the housing needs of special needs populations (such as farmworkers); 6) elaborating and expanding on efforts in promoting fair housing; 7) additional analysis of the sites inventory; and 8) several new programs to address specific issues, such as regional collaboration, infrastructure capacity, and lot merger/consolidation.

We anticipate publishing a Public Review Draft of the revised MJHE in December 2015 or January 2016, and holding public hearings in all 13 participating jurisdictions during the months of January through March of next year. We will keep you apprised of all future meeting dates.

Please contact me if you have any questions.

Sincerely,



Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments

CC:

*Heidi Crabtree, Housing Program Coordinator, City of Clovis
Sean Brewer, Community Development Director, City of Coalinga
Mohammad Khorsand, Supervising Planner, County of Fresno
Bruce O'Neal, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Holly Owen, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Jack Castro, City Manager, City of Huron
Anita Choperena, Planning Technician, City of Huron
Helen Nazaroff, Executive Secretary, City of Kerman
Olivia Pimentel, Planning Technician, City of Kerman
David Brletic, City Planner, City of Kerman
Jeff O'Neal, City Planner, City of Mendota
Matt Flood, Economic Development Director, City of Mendota
Shun Patlan, Community Development Director, City of Parlier
Kevin Fabino, Community Development Director, City of Reedley
Chad McMullen, City Manager, City of San Joaquin
Keith Woodcock, City Planner, City of Sanger
Roseann Galvin, Administrative Analyst, City of Selma
Chelsey Payne, AICP, Project Manager, Mintier Harnish
Veronica Tam, AICP, Principal, Veronica Tam and Associates, Inc.
Larry Mintier, FAICP, Mintier and Associates
Paul McDougall, Manager, California Department of Housing and Community Development
Tom Brinkhuis, Analyst, California Department of Housing and Community Development
Tony Boren, Executive Director, Fresno Council of Governments
Melissa Garza, Deputy Director, Fresno Council of Governments
Rob Terry, Principal Planner, Fresno Council of Governments
Clark Thompson, Senior Regional Planner, Fresno Council of Governments*

From: Betsy McGovern-Garcia [mailto:betsyg@selfhelpenterprises.org]
Sent: Friday, July 17, 2015 12:05 PM
To: Khorsand, Mohammad
Cc: Maya Abood; Susan Atkins
Subject: Request for Language in Housing Element

Hi Mohammad-

Is there still time to make comments on the draft Housing Element that is being developed through the multi-jurisdictional update process?

Below is some draft language that we would like you to consider including in the Housing Element. This has been an issue for us in many communities, and we do not want this to be a barrier to developing affordable housing in the future.

Impediment: [Include in the Governmental Constraints section] In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (City of Dinuba) ability to spend FTHB funds in a community with limited affordable housing inventory.

Goal: Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

Action: Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.

Please let me know if you have any questions.

Thank you.

Betsy

Self-

Help Comment Email

Response to Self-Help Comment:

Remove Constraints to Affordable Assistance Programs

The State HOME program is subject to Federal regulations. Application for exemption to the rules, if available, most likely would be required to be requested on a case-by-case basis unless the Federal regulations are amended. However, the consultants for the Housing Element update are contacting HCD to communicate this constraint and explore possible reliefs.

Sample of Publicity Materials



The Fresno County Multi-Jurisdictional Housing Element Now Available for Public Review and Comment!

The City of Kerman joined 11 other cities and the County of Fresno to develop a Multi-Jurisdictional Housing Element for the fifth round of element updates. The Fresno County Council of Governments (COG) is helping to coordinate the effort. The primary objective of the project is to prepare a regional plan for addressing housing needs through a single certified housing element for all 13 jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs.

The Housing Element can be found [here](#). If you would like to submit comments on Chapter 1-5 or Appendix 2F of the Housing Element or if you have general questions please contact Olivia Pimentel 559-846-9386 or opimentel@cityofkerman.org.

**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT
UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at:
<http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE
ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.



NOTICE OF AVAILABILITY OF THE PUBLIC REVIEW DRAFT OF CITY OF COALINGA'S HOUSING ELEMENT AND JOINT PLANNING COMMISSION AND CITY COUNCIL DISCUSSION

DATE: May 21, 2015

DEPT: Community Development

NOTICE IS HEREBY GIVEN THAT, the public review and comment period for the DRAFT City of Coalinga DRAFT Multi-Jurisdictional Housing Element is available for review and further that the City of Coalinga City Council and Planning Commission will hold a joint meeting on June 4, 2015 at 6:00 p.m. at the City Council Chambers 155 West Durian, Coalinga to discuss Draft Housing Element and recommend submission to the Department of Housing and Community Development for review and comment.

The housing element is one of seven required elements of the City's General Plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015, through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action listed above. Written Comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Assistant Community Development Director, at 155 W. Durian, Coalinga, CA 93210. A copy of the Draft Housing Element is available for review on the City's Website (www.coalinga.com), at City Hall, the Coalinga Area Chamber of Commerce and Coalinga Library.

Anyone may testify at this hearing. For information contact City Hall at 935-1533 x143.

SEAN BREWER, ASSISTANT DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

DATE/TIME POSTED: May 21, 2015

VERIFIED BY: Amy Martinez, Community Development Assistant



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

June 23, 2015

Attention: Postmaster,
Post Offices in Fresno County, and
Community Services Districts

Re: NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES, FRESNO COUNTY BOARD OF SUPERVISORS

The County of Fresno is updating its Housing Element. Please post the attached Notice at your Post Office or Community bulletin board location through Tuesday July 14, 2015 when the item will go before the Board of Supervisors.

Thank you for your assistance and please let me know if there are requests for additional Notices. I can mail more, or they are available at Fresno County Public Works & Planning, 2220 Tulare Street, Fresno CA 93721.

Thank you very much. If you have questions, please call Mohammad Khorsand at (559) 600-4277.

Sincerely,

Mohammad Khorsand, Senior Staff
Development Services Division

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
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Kerman E-News

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FEBRUARY 13, 2015

VOLUME 1, NUMBER 5

www.cityofkerman.net

City Offices Closed Monday,

UPCOMING MEETINGS

City Council Meeting
Wednesday, Feb 18 at 6:30 pm
City Hall

UPCOMING EVENTS

Valentines Potluck Dinner-Dance
Friday, Feb. 20 at 6:30 pm
Senior Center

Senior Citizen Casino Trip to Tachi Palace, leave from Senior Center on Thursday, Feb. 26 at 8:30 am

Indoor Rummage Sale
Saturday, Feb 28 at 7:00 am
at the Senior Center

February 16th for Presidents' Day



Start Smart Baseball

Start Smart Baseball is for boys and girls ages 3 to 5 years old. Registration runs through Friday, March 6, 2015. You can register at the Community/Teen Center 15100 W. Kearney Plaza or on-line. For more information contact Theresa Johnson, Recreation Coordinator at (559) 846-9383.

City Awarded California Society of Municipal Finance Budget Award



The City of Kerman has been awarded the California Society of Municipal Finance Officers (CSMFO) Excellent in Budget Award for the Fiscal Year 2014/15 Budget. The award represents a significant achievement by the City and is the second consecutive budget award from the CSMFO for the City. It reflects the City's commitment to meeting the highest principles of governmental budgeting. The budget can be viewed on the City's website.

Multi-Jurisdictional Housing Element

Workshop Update



Kerman is hosting a Multi-Jurisdictional housing Element workshop on Wednesday, March 4th from 2-4 pm at the Community/Teen Center, 15100 W. Kearney Plaza. Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region. The workshop is open to the public. To RSVP or for more information contact Lindsey Chargin at (559) 233-4143 ext. 205.

New Face at the City of Kerman



After an extensive recruitment process, Josie Camacho was selected as the full-time Account Clerk in the City's Finance Department. You will be greeted by her cheerful voice on the phone, at the payment counter or when you are applying for a permit or business license. Welcome aboard Josie!

To unsubscribe to E-News, send name and email address to

hazaroff@cityofkerman.org

CITY OF KERMAN

850 S. MADERA AVE.
KERMAN, CA 93631

PHONE

(559) 846-9384

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
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Kerman, CA 93630
Telephone: 559-846-6689

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STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this 1st

day of July, 20 15

Kathy Matthews
Signature

Proof of Publication
Notice of Study Session for Fourth and
Fifth Housing Element

**NOTICE OF STUDY
SESSION FOR THE
FOURTH AND FIFTH
HOUSING ELEMENT UP-
DATE CYCLES**

**FRESNO COUNTY
BOARD OF SUPERVI-
SORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/Hous->

ingElement.

The Agenda and Staff Reports will be on the Fresno County web site <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this 1st

day of July, 20 15

Kathy Matthew
Signature

Proof of Publication
Aviso De Sesión De Estudio
Para El Cuarto y Quinto

AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721, teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

2611 KN 26c

FIREBAUGH-MENDOTA JOURNAL
(and) **THE MENDOTA TIMES**
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Firebaugh-Mendota Journal and The Mendota Times**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of 1949, Case Number 135831; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

June 3,

all in the year 20_____. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this _____ 3rd

day of June , 20 15

Kathy Matthew

Signature

Proof of Publication
Notice of Public Workshop

DATE: June 3, 2015
DEPT: City Clerk
CITY OF MENDOTA
Notice of Public Work-
shop

NOTICE IS HEREBY
GIVEN THAT, on June 9,
2015 at 5:00 p.m., the City
of Mendota will hold a public
workshop to discuss
and receive comments on
the Public Review Draft
Multi-Jurisdictional Hous-
ing Element, at the Council
Chambers at 643 Quince St.
in Mendota, CA. A copy of
that document is available
for review in City Hall.

Members of the public
are invited to provide written
and oral comments.
The meeting room is handi-
capped accessible in con-
formance with Americans
with Disabilities Act require-
ments. The City is commit-
ted to Fair Housing and
Equal Opportunity.

2216 FMJ 22

Business | City of Mendota

webcache.googleusercontent.com/search?q=cache:qgjB0k-6sDAhc.mendota.ca.us/business/+&cd=1&hl=en&ct=cln

CITY OF MENDOTA

Home About Mendota What's New? Business Departments Government Public Documents Contact

Business

Economic Development Profile

Businesses:

The City of Mendota enjoys a healthy relationship with our business community, and looks forward to new business desiring to move to Mendota.

Economic Development Resources

Public Review Multi-Jurisdictional

Housing Element- Mendota

Business Rfp

Business Incentives

Bid list additions

Sell to the city

New Businesses:

If you are interested in starting a business in the City of Mendota, please contact City Hall at (559) 655-3291.

The City enjoys several business resources that can assist both existing and new businesses, including the Enterprise Zone, and several programs through the Economic Development Corporation serving Fresno County.

Information on Cottage Food Operations

Information on SB 1186:

On September 19, 2012 Governor Brown signed into law SB-1186, which adds a State fee of \$1 on every application or renewal of a business certificate (or equivalent instrument). This new law is effective January 1, 2013 through December 31, 2018. This law requires all cities and counties within California to collect the \$1.00 State fee.

The City of Mendota's Business License Fee now includes this State fee which is required to be added on to all payments received after January 1, 2013.

The bill primarily amends the procedures related to construction-related accessibility claims, and in some instances, reduces statutory penalties. The bill also provides for the development of educational resources for businesses in order to facilitate compliance with Federal and State disability laws.

EN 10:20 AM 11/10/2015

Sanger Herald
740 "N" Street
Sanger, CA 93657
(559) 875-2511

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Study Session

CASE NO. _____

**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH
HOUSING ELEMENT UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO
CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> el Sábado, 11 de julio 2015, a las 6:00 a.m. Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B), Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

June 25, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on June 25, 2015

Katherine J. Saas

June 25, 2015

**NOTICE OF STAKEHOLDER WORKSHOPS ON THE
FRESNO COUNTY MULTI-JURISDICTIONAL HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that the Fresno Council of Governments in conjunction with Fresno County and the Cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will hold two Stakeholder Workshops on March 4, 2015 regarding the Fresno County Multi-Jurisdictional Housing Element Update. One will be held at 10:00AM to 12:00PM at the City of Selma City Council Chambers (1710 Tucker Street Selma, CA 93662) and the other will be held at 2:00PM to 4:00PM at the City of Kerman Community Center (15101 West Kearney Boulevard Kerman, CA 93630).

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. The purpose of these workshops is to gather input on community needs and potential solutions to housing challenges facing the Fresno County region. Both workshops will cover the same information.

Individuals with disabilities may call Fresno COG (with 3-working-day advance notice) to request auxiliary aids necessary to participate in the public hearing. Translation services are available (with 3-working-day advance notice) to participants speaking any language with available professional translation services.

The workshops are open to the public. Please RSVP in advance to Lindsey Chargin at 559-233-4148 ext. 205 or lindseyc@fresnocog.org.

Contact Person: Lindsey Chargin, Senior Regional Planner
 2035 Tulare Street Suite 201
 Fresno, CA 93721
 559-233-4148 ext. 205
lindseyc@fresnocog.org

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE
ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

NOTICE OF STUDY SESSION FRESNO COUNTY PLANNING COMMISSION

A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at **8:45 a.m. on June 4, 2015** (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the **Board of Supervisors** anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site
<http://www.co.fresno.ca.us/departmentpage.aspx?id=19735>
by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone **(559) 600-4022**, email mkhorsand@co.fresno.ca.us.

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF STUDY SESSION

FRESNO COUNTY PLANNING COMMISSION

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 22, 2015

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

DATE AND TIME:

JUNE 4, 2015 AT 8:45 A.M.

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

NOTICE OF STUDY SESSION FRESNO COUNTY PLANNING COMMISSION

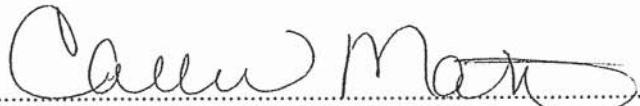
A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law. The Planning Commission Study Session will be at 8:45 a.m. on June 4, 2015 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the Board of Supervisors anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site <http://www.co.fresno.ca.us/departmentpage.aspx?id=19735> by Saturday, May 30, 2015, 6:00 a.m. For more information contact Mohammad Khorsand at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

05/22/2015

MAY 22, 2015

ON





Fresno County Multi-Jurisdictional Housing Element Update

Stakeholder Workshops

Two Opportunities to Participate on March 4, 2015

**10 a.m. to 12 p.m.
City of Selma**

**City Council Chambers
1710 Tucker St.
Selma, CA 93662**

**2 p.m. to 4 p.m.
City of Kerman**

**Community Center
15101 W Kearney Blvd.
Kerman, CA 93630**

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level.

The participating jurisdictions are hosting two workshops on March 4, 2015 - one in Selma and one in Kerman. Both workshops will cover the same information.

Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region.

The workshops are open to the public. Please RSVP in advance.

For more information, reasonable accommodation or translation service requests, please contact Lindsey Chargin 72 hours before the workshop by phone (559-233-4148 ext. 205) or email (lindseyc@fresnocog.org).

To RSVP contact:

Lindsey Chargin, Senior Regional Planner, Fresno Council of Governments
Ph. (559) 233-4148 ext. 205 | Email: lindseyc@fresnocog.org

Participating Jurisdictions: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma



Fresno County Multi-Jurisdictional Housing Element Update

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Planning Commission/ City Council Study Session

Monday, June 15, 2015

**6:00 p.m.
City of Clovis**

**1033 5th Street
Clovis, CA 93612**

Fresno County and 12 of the 15 cities in the county are preparing a Multi-Jurisdictional Housing Element with assistance from the Fresno Council of Governments (FCOG). The Multi-Jurisdictional Housing Element is intended to address countywide housing issues and needs more effectively at the regional and local levels. The Draft Multi-Jurisdictional Housing Element has been published, and will be presented to decision-makers from participating jurisdictions in June and July 2015.

On June 15, 2015, the City of Clovis will hold a study session to review the public review draft Multi-Jurisdictional Housing Element. At the study session, staff and the Housing Element Update consultant will present an overview of the draft Housing Element, facilitate a discussion with the Planning Commission and City Council and request input before submitting the document to the State Department of Housing and Community Development (HCD) for the State-mandated 60-day review for compliance with State law.

Please Direct Questions to: Tina Sumner, Community & Economic Development Director, City of Clovis
Ph. (559) 324-2082 | Email: tinas@cityofclovis.com

THE BUSINESS JOURNAL
FRESNO | KINGS | MADERA | TULARE

P.O. Box 126, Fresno, Ca. 93707

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Fresno , CA 93721

----- ADVERTISER -----
FRESNO CO. DEPT. OF PUBLIC

INVOICING: Advertiser

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PUBLICATION: Legal Advertising

COVER DATE: 12/18/2015

THEME: December 18, 2015

RATE CARD: SALES

DESCRIPTION OF AD:

Notice of Intent to Adopt A Mitigated Negative Declaration

Project Title: Fresno County 2015-2023 Housing Element Update-Initial Study Application No. 7042 and General Plan Amendment No. 543

DATE AND TIME OF PUBLIC HEARING:
MARCH 15, 2016 AT 9:00 A.M.

PUBLISHED DECEMBER 18, 2015

REP(S):

House

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ORG NO 4360-0200 ACCT 7325
PROG/MEMO NO _____
CONTRACT NO _____

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COUNTY OF FRESNO

DEC 29 2015

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

DEC 28 2015

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(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the REEDLEY EXPONENT, a newspaper of general circulation, printed and published in the City of Reedley, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Fresno, State of California, under the date of July 1, 1952, Case Number 867614; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 14, 2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on January 14, 2016

Katherine J. Drak

NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION AND THE BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that the Planning Commission and the Board of Supervisors of the County of Fresno will hold public hearings to consider the following:

Adoption of the 2015 - 2023 Housing Element of the General Plan. The Planning Commission will consider the Negative Declaration (IS 7042) prepared for General Plan Amendment (GPA 543) and will recommend that the Board of Supervisors adopt the Negative Declaration and approve GPA No. 543 to update the Housing Element for the Fifth Cycle planning period.

The Board of Supervisors will adopt the Negative Declaration (IS 7042) prepared for General Plan Amendment (GPA 543) and will approve GPA No. 543 updating the General Plan Housing Element for the Fifth Cycle planning period 2015 - 2023.

The Planning Commission Public Hearing will be held at 8:45 a.m. on January 28, 2016 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Board of Supervisors Public Hearing will be held at 11:00 a.m. on March 15, 2016 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Environmental Documents and the Final Draft Update for the 5th cycle is posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement> and are available at the Fresno County Development Services Division-Policy Planning Unit located at 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721. The Agenda and Staff Report for the Planning Commission Hearing will be on the Fresno County web site

<http://www.co.fresno.ca.us/departmentpage.aspx?id=19735>
by Saturday, January 23, 2016, 6:00 a.m.

The Agenda and Staff Report for the Board of Supervisors' Hearing will be posted on the Fresno County Board of Supervisors website on the Friday prior to the hearing date.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

January 14, 2016

*** Proof of Publication ***

The Sentinel
Lee Central California Newspapers
P.O. Box 9
Hanford, CALIFORNIA 93232
PHONE 888-790-0915
Sentinel_Finance@lee.net

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FRESNO, CA 93721

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JAN 15 2016

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

ORDER NUMBER 55221

Publication- The Selma Enterprise Kingsburg Recorder

State of California

County of Fresno

I am a citizen of the United States and a resident of the county forsaid; I am over the age of eighteen years, and not a part to or interested in the above-entitled matter. I am the principal clerk of The Selma Enterprise Kingsburg Recorder, a newspaper of general circulation, printed and published daily in the city of Selma and Kingsburg, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Fresno, State of California, under the date of July 8, 1952, case number 86769(Selma), and September 20, 1953, case number 84716 (Kingsburg).

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

PUBLISHED ON: 01/13/2016

TOTAL AD COST: 128.65
FILED ON: 1/13/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fresno County, California

This Day 13 of January, 2016.

Signature 

AD#55221	Aviso de audiencia pública La Comisión de Planificación del Condado de Fresno y la Mesa Directiva de Supervisores Por este medio se da aviso de que la Comisión de Planificación y la Mesa Directiva de Supervisores del Condado de Fresno llevará acabo audiencias públicas para considerar lo siguiente: Adopción del 2015-2023 del Plan General de Elemento de Vivienda. La Comisión de Planificación considerará la Declaración Negativa (IS 7042) preparado para la modificación del Plan General (GPA 543) y se recomienda que la Mesa Directiva de Supervisores adoptan la declaración negativa y aprobar GPA N° 543 para actualizar el Elemento para el período del Ciclo de Quinto de Planificación. La Mesa Directiva de Supervisores adoptará la Declaración Negativa (IS 7042) preparado para la modificación del Plan General (GPA 543) y aprobará GPA N° 543, para actualizar el Plan General de Elemento Vivienda para el Quinto Ciclo de Planificación del período 2015-2023. La audiencia pública de La Comisión de Planificación se llevará acabo a las 8:45a.m. el 28 de enero de 2016 (o tan pronto después como sea posible) en la sala 301, Hall of Records, calles Tulare y "M", en Fresno, CA. La audiencia pública de la Mesa Directiva de Supervisores se llevará acabo a las 11:00 a.m. el 15 de marzo de 2016 (o tan pronto después como sea posible) en la sala 301, Hall of Records, calles Tulare y "M", en Fresno, CA. Los documentos ambientales y la actualización del Proyecto Final para el Quinto Ciclo es publicado en el sitio red del Condado: http://www.co.fresno.ca.us/HousingElement y será disponible en la División de Servicios de Desarrollo del Condado de Fresno- Unidad de Planificación de Políticas localizada al 2220 en la calle Tulare, esquina de las calles Tulare y "M". La Agenda y el Informe Personal para la audiencia de la Comisión de Planificación será disponible en el sitio de red del Condado de Fresno http://www.co.fresno.ca.us/departmentpage.aspx?id=19735 no mas tardar del 23 de enero de 2016, a las 6:00 a.m. La Agenda y el Informe de audiencia de la Mesa Directiva de Supervisores se publicará en la pagina red de Supervisores del Condado de Fresno el viernes antes de la fecha de la audiencia. Para más información contactar Mohammad Khorsand en el Departamento de Obras Públicas y Planificación - Unidad de Planificación de Políticas, al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B), Fresno, CA 93721, teléfono (559) 600 a 4022, por correo electrónico al mkhorsand@co.fresno.ca . Publish: January 13, 2016
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RECEIVED
COUNTY OF FRESNO

JAN 19 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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FRESNO CO PUBLIC WORKS & PLANNING-LEGLAS
2220 TULARE ST Floor 6
FRESNO, CA 93721

ORDER NUMBER 55220

Publication- The Selma Enterprise Kingsburg Recorder

State of California

County of Fresno

I am a citizen of the United States and a resident of the county forsaid; I am over the age of eighteen years, and not a part to or interested in the above-entitled matter. I am the principal clerk of The Selma Enterprise Kingsburg Recorder, a newspaper of general circulation, printed and published daily in the city of Selma and Kingsburg, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Fresno, State of California, under the date of July 8, 1952, case number 86769(Selma), and September 20, 1953, case number 84716 (Kingsburg).

That I know from my own personal knowledge the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

PUBLISHED ON: 01/13/2016

TOTAL AD COST: 115.58
FILED ON: 1/13/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fresno County, California

This Day 13 of January, 2016.

Signature 

AD#55220	NOTICE OF PUBLIC HEARING
FRESNO COUNTY PLANNING COMMISSION AND THE BOARD OF SUPERVISORS	
NOTICE IS HEREBY GIVEN that the Planning Commission and the Board of Supervisors of the County of Fresno will hold public hearings to consider the following:	
Adoption of the 2015 - 2023 Housing Element of the General Plan.	
The Planning Commission will consider the Negative Declaration (IS 7042) prepared for General Plan Amendment (GPA 543) and will recommend that the Board of Supervisors adopt the Negative Declaration and approve GPA No. 543 to update the Housing Element for the Fifth Cycle planning period.	
The Board of Supervisors will adopt the Negative Declaration (IS 7042) prepared for General Plan Amendment (GPA 543) and will approve GPA No. 543 updating the General Plan Housing Element for the Fifth Cycle planning period 2015 - 2023.	
The Planning Commission Public Hearing will be held at 8:45 a.m. on January 28, 2016 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Board of Supervisors Public Hearing will be held at 11:00 a.m. on March 15, 2016 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.	
The Environmental Documents and the Final Draft Update for the 5th cycle is posted on the County's website at: http://www.co.fresno.ca.us/HousingElement and are available at the Fresno County Development Services Division-Policy Planning Unit located at 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721	
The Agenda and Staff Report for the Planning Commission Hearing will be on the Fresno County web site http://www.co.fresno.ca.us/departmentpage.aspx?id=19735 by Saturday, January 23, 2016, 6:00 a.m.	
The Agenda and Staff Report for the Board of Supervisors' Hearing will be posted on the Fresno County Board of Supervisors website on the Friday prior to the hearing date.	
For more information contact Mohammad Khorsand at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us .	
Publish: January 13, 2016	

The Reedley Exponent.

1130 "G" Street
Reedley, California 93654
Telephone: (559) 638-2244

(Space below for use of County Clerk only)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

Notice of Public Hearing

CASE NO. _____

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the REEDLEY EXPONENT, a newspaper of general circulation, printed and published in the City of Reedley, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the superior court of the County of Fresno, State of California, under the date of July 1, 1952, Case Number 867614; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 14, 2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on January 14, 2016

Katherine A. Isaak

AVISO DE AUDIENCIA PÚBLICA LA COMISIÓN DE PLANIFICACIÓN DEL CONDADO DE FRESNO Y LA MESA DIRECTIVA DE SUPERVISORES

Por este medio se da aviso de que la Comisión de Planificación y la Mesa Directiva de Supervisores del Condado de Fresno llevará acabo audiencias públicas para considerar lo siguiente:

Adopción del 2015-2023 del Plan General de Elemento de Vivienda. La Comisión de Planificación considerará la Declaración Negativa (IS 7042) preparado para la modificación del Plan General (GPA 543) y se recomienda que la Mesa Directiva de Supervisores adoptan la declaración negativa y aprobar GPA N° 543 para actualizar el Elemento para el periodo del Ciclo de Quinto de Planificación.

La Mesa Directiva de Supervisores adoptará la Declaración Negativa (IS 7042) preparado para la modificación del Plan General (GPA 543) y aprobará GPA N° 543, para actualizar el Plan General de Elemento Vivienda para el Quinto Ciclo de Planificación del periodo 2015-2023. La audiencia pública de La Comisión de Planificación se llevará a cabo a las 8:45a.m. el 28 de enero de 2016 (o tan pronto después como sea posible) en la sala 301, Hall of Records, calles Tulare y "M", en Fresno, CA. La audiencia pública de la Mesa Directiva de Supervisores se llevará a cabo a las 11:00 a.m. el 15 de marzo de 2016 (o tan pronto después como sea posible) en la sala 301, Hall of Records, calles Tulare y "M", en Fresno, CA.

Los documentos ambientales y la actualización del Proyecto Final para el Quinto Ciclo es publicado en el sitio red del Condado: <http://www.co.fresno.ca.us/HousingElement> y sera disponible en la División de Servicios de Desarrollo del Condado de Fresno- Unidad de Planificación de Políticas localizada al 2220 en la calle Tulare, esquina de las calles Tulare y "M".

La Agenda y el Informe Personal para la audiencia de la Comisión de Planificación será disponible en el sitio de red del Condado de Fresno

<http://www.co.fresno.ca.us/departmentpage.aspx?id=19735>

no mas tardar del 23 de enero de 2016, a las 6:00 a.m.

La Agenda y el Informe de audiencia de la Mesa Directiva de Supervisores se publicará en la pagina red de Supervisores del Condado de Fresno el viernes antes de la fecha de la audiencia.

Para más información contactar **Mohammad Khorsand** en el Departamento de Obras Públicas y Planificación - Unidad de Planificación de Políticas, al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B), Fresno, CA 93721, teléfono (559) 600 a 4022, por correo electrónico al mkhorsand@co.fresno.ca.

January 14, 2016

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

Notice of Intent to Adopt A Mitigated Negative Declaration

Project Title: Fresno County 2015-2023 Housing Element Update-Initial Study Application No. 7042 and General Plan Amendment No. 543

DATE AND TIME OF PUBLIC HEARING:
MARCH 15, 2016 AT 9:00 A.M.

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

DECEMBER 18, 2015

Notice of Intent to Adopt A Negative Declaration County of Fresno

Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that the County of Fresno has prepared an Initial Study of environmental impacts for the following project:

Project Title: Fresno County 2015-2023 Housing Element Update-Initial Study Application No. 7042 and General Plan Amendment No. 543.

Project Description: The project is the adoption and implementation of the Fresno County General Plan 2015-2023 Housing Element. The Housing Element is one of seven required elements of the General Plan. It addresses existing and future housing needs of persons of all economic segment groups, and serves as a tool for decision-makers and the public in understanding and meeting housing needs in Fresno County.

Project Location: Fresno County is located in California's Central Valley. The county is located near the center of the San Joaquin Valley in the Central Valley region of California. The Coast Range foothills form the county's western boundary and the Sierra Nevada form the county's eastern boundary.

Environmental Determination: Based on the findings of the Initial Study, the County has determined that the Fresno County General Plan 2015-2023 Housing Element Update will not result in significant impacts to the environment with incorporation of regulatory requirements. Accordingly, the County intends to adopt a Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

None of the properties identified as locations for future housing in the Housing Element are included on the list of hazardous materials facilities,

hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

Public Review/Public Comment Period: Copies of the proposed Negative Declaration and Initial Study are available for public review at the Department of Public Works and Planning, Development Services Division, Policy Planning Unit Located at 2220 Tulare Street, Suite B, Fresno, California 93721. The documents are also posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

A 30-day public review period for the Negative Declaration begins on December 18, 2015 and ends January 19, 2016. If you would like to comment, please send written comments to:

County of Fresno
Department of Public Works and Planning
Developments Services Division
Attn: Mohammad Khorsand
2220 Tulare Street, 6th Floor
Fresno, California 93721
(559) 600-4022

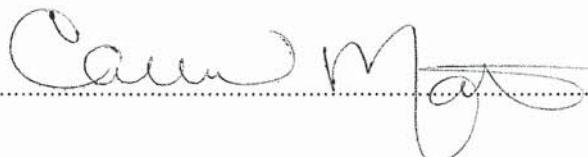
Public Hearing: The Fresno County Planning Commission is scheduled to consider the Negative Declaration and proposed project at its regular Planning Commission meeting on January 28, 2016 at 8:45 a.m. (or as soon thereafter as possible), in Room 301, Hall of Records, Tulare & "M" Streets, Fresno CA. The Board of Supervisors Public Hearing will be held at 9:00 a.m. on March 15, 2016 (or as soon thereafter as possible), in Room 301, Hall of Records, Tulare & "M" Streets Fresno CA.

12/18/2015

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

DECEMBER 18, 2015

ON



APPENDIX 1B: SPECIAL NEEDS FACILITIES IN FRESNO COUNTY

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
The Acacia House	2805 W. Acacia, Fresno CA 93705	3
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Holland House	5628 W. Holland, Fresno, CA 93722	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Arden Drive Residential Home	3917 Arden Drive North, Fresno, CA 93703	8
Autumn Hills Guest Home, Dba Coo's Arf, LLC	5466 East Belmont Ave., Fresno, CA 93727	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	6
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Barkers Group Home	4323 N. Holt, Fresno, CA 93705	6
Bolden Fremont Home	4702 W Norwich Ave., Fresno, CA 93722	6
Brewer Family Home	1133 East George, Fresno, CA 93706	4
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W. Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
The Chimes	3041 E. Clinton Avenue, Fresno, CA 93703	10
Clark Family Res.Inc. Dba Clark House	2545 N. Selland Ave., Fresno, CA 93722	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
D & D Residential Inc.	5741 N. Katy Lane, Fresno, CA 93722	4
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
Dba Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
Dba Canonizado's Madison Home	5567 E. Madison Avenue, Fresno, CA 93727	6
Del Mundo Home	1645 Fowler, Clovis, CA 93611	6
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	6
Dwight Home	5166 W. Lamona, Fresno, CA 93722	6
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Esperance Center, North	10496 N. Armstrong, Clovis, CA 93612	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Floyd A.R.F.	226 Moody Ave., Clovis, CA 93619	5
G & S	4288 W. Michigan, Fresno, CA 93722	6
Garibay Home II	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Garrett House	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
House Of Trevelyn, The	121 E. Kaviland Avenue, Fresno, CA 93706	6
Huntington House, The	3655 E. Huntington, Fresno, CA 93702	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Jubilee Home Care Inc. #2	5943 W. Wathen Ave., Fresno, CA 93722	4
Jubilee Home Care, Inc.	4261 W. Capitola Avenue, Fresno, CA 93722	6
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Kings Royale	316 Caesar, Fresno, CA 93727	6
Kings Royale II, The	444 Pierce, Clovis, CA 93612	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Los Altos Home	1870 North Cornelia Avenue, Fresno, CA 93722	6
Lynn Home	2715 North Helm Avenue, Clovis, CA 93612	6
M&B Group Homes	446 Laverne Ave., Clovis, CA 93611	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home	1077 Toulumne Street, Parlier, CA 93648	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
Mason Residential Care Facility	1775 W. Donner, Fresno, CA 93705	6
Mc Alister Residential Home	232 West Woodward, Fresno, CA 93706	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home	4879 E. San Gabriel, Fresno, CA 93726	6
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N, Nantucket Ave., Fresno, CA 93704	6
Monsevais Residential Facility-Sample Home	3315 E. Sample, Fresno, CA 93710	4
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	4269 W. Palo Alto Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Runderson's Adult Resident Facility #2	728 Fresno Street, Fresno, CA 93706	3
Runderson's Adult Residential Facility	4935 East Tyler Avenue, Fresno, CA 93727	2
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board And Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Board And Care II	4343 North Augusta Avenue, Fresno, CA 93726	6
Teilman Board And Care Home	1594 North Teilman Avenue, Fresno, CA 93728	6
Townsend House	6410 E. Townsend, Fresno, CA 93727	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6
Williams Community Integration	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Wood Adult Residential Facility	9325 Mc Call Avenue, Selma, CA 93662	4
Yarbrough Adult Residential	4602 W. Oslin, Fresno, CA 93722	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
Total Beds		753

Source: California Department of Social Services Care Facility Search, as of October 2014.

Table 1 Emergency Shelters in Fresno County (2015)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
PSH	AspiraNet	AspiraNet Permanent Supportive Housing	Fresno	Single males and females (over 18)	N/A	10
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
RRH	Fresno EOC	EOC ESG	Fresno	Single females and households with children	N/A	23
PSH	Fresno EOC	Phoenix	Fresno	Households with children	N/A	35
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	12
TH	Fresno EOC	TLC 1	Fresno	Single females and males plus households with children	N/A	24
TH	Fresno EOC	TLC 2	Fresno	Single females and males plus households with children	N/A	20
TH	Fresno EOC	TLC 3	Fresno	Single females and males plus households with children	N/A	40
ES	Fresno Housing Authority	Fresno First Step Homes	Fresno	Single females and males plus households with children	N/A	73
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	241
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	79
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	29
PSH	Fresno Housing Authority	S+C I	Fresno	Single females and males plus households with children	N/A	24
PSH	Fresno Housing Authority	S+C II	Fresno	Single females and males plus households with children	N/A	85
PSH	Fresno Housing Authority	S+C III	Fresno	Single males and females (over 18)	N/A	36
PSH	Fresno Housing Authority	S+C IV	Fresno	Single females and males plus households with children	N/A	56
PSH	Fresno Housing Authority	Santa Clara	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Santa Clara B	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	20
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with	Yes	18

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
PSH	Mental Health Systems Inc.	Fresno Housing Plus II	Fresno	Single females and households with children	N/A	24
SH	Poverello House	Naomi's House	Fresno	Single females		24
TH	Spirit of Woman	SOW SHP	Fresno	Single females and households with children	N/A	19
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	104
TH	Turning Point (TPOCC)	New Outlook	Fresno	Households with children	N/A	194
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	28
TH	Turning Point (TPOCC)	TLC	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing

Source: Fresno Housing Authority, 2015.

APPENDIX 2

APPENDIX 2 STRUCTURE

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs:** Contains jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing.
4. **Review of Past Accomplishments:** Describes the progress implementing the previous housing element policies and actions.
5. **At-Risk Analysis:** Provides an analysis of the at-risk units by jurisdiction as well as the preservation options.

APPENDIX 2

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APPENDIX 2A: COUNTY OF FRESNO

SECTION 2A-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

<u>Financing:</u>	General Fund
<u>Implementation Responsibility:</u>	Department of Public Works and Planning
<u>Relevant Policies:</u>	Policy 1.3 , Policy 1.4 , Policy 1.7 , Policy 4.2 , Policy 4.3 , Policy 4.6

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation.

Timeline and Objectives:

- During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

<u>Financing:</u>	General Fund
<u>Implementation Responsibility:</u>	Department of Public Works and Planning; County Administration Office
<u>Relevant Policies:</u>	Policy 1.1 , Policy 1.3 , Policy 1.4

Adequate Sites

Program 3: Adequate Sites Program

The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA) of 2,722 units. In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the County's current and future residents.

Currently technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of amending its General Plan and Zoning Ordinance to bring consistency between the land use policies and development regulations.

Timeline and Objectives:

- Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency.
- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need.
- Continue to designate and zone adequate sites to meet special housing needs as required.
- Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities.
- Direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas.
- Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures or other mechanism by 2017 to promote development
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 4: Monitoring of Residential Capacity (No Net Loss)

The County has identified residential capacity within its nonresidential zones to accommodate 744 units for lower-income households. To ensure sufficient residential capacity is maintained within the nonresidential zones to accommodate the identified need, the County will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of commercial development result in a reduction of capacity within the nonresidential zones below the residential capacity needed to accommodate the remaining need for lower income households, the County will identify and zone sufficient sites to accommodate the shortfall. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites would be of adequate size and sufficient to accommodate at least 16 units per site, at a minimum density of 20 units per acre according to State law (i.e., Government Code Section 65583.2(h) and (i)). As part of this effort, the County will annually monitor the effectiveness of non-residential zones to facilitate multifamily development.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Annually monitor the effectiveness of non-residential zones to facilitate residential development.
- If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 5: Lot Consolidation and Lot Splits

The County's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre to large lots of over 20 acres; either case presents unique challenges to residential development, especially to multi-family housing development. The County will facilitate lot consolidation or lot splitting to promote the efficient use of land for residential development in compliance with the Subdivision Map Act, when an applicant submits an application. Currently, the County utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and parcelization.

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews.
- Annually monitor lot consolidation activities as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>Department of Public Works and Planning</u>
<u>Relevant Policies:</u>	<u>Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6</u>

Program 6: Coordination of Infrastructure and Services

Fresno County does not provide the infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and /or sewer services to specific small or large developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture. The water and sewer services in certain unincorporated communities are provided by service providers which are independent providers with their own Board of Directors. When a development is proposed for an unincorporated community, County staff works closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.

As part of the 2015 General Plan Annual Report to the Board of Supervisors, staff is including a proposal for the Board's consideration about updating the unincorporated community plans as part of the General Plan Review and Zoning Ordinance Update process. The General Plan would include a "Community Plan Chapter" which would include countywide policies and policies unique to the community plan area and would be modified to insure internal consistency and consistency with countywide General Plan policies. This process would also provide the opportunity to address irrelevant /outdated existing Community plan policies. The proposed process would allow the County to make significant process toward updating the

unincorporated community plans and would streamline the existing community plan process by incorporating them as a chapter in the General Plan Policy document rather than stand-alone plans.

Timeframe and Objectives:

- Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends.
- As part of coordination and communication with CSDs, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies (see Table 2A-6 in the Appendix).
- Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County's General Plan and Community Plan policies.
- As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.
- Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.
- Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.

<u>Financing:</u>	<u>General Fund</u>
<u>Implementation Responsibility:</u>	<u>Department of Public Works and Planning</u>
<u>Relevant Policies:</u>	<u>Policy 1.7</u>

Affordable Housing Development and Preservation

Program 7: Affordable Housing Incentives

The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households

and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.

Timeline and Objectives:

- Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing.
- Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.
- Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 8: Farmworker Housing

The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeline and Objectives:

- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016.
- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Annually monitor the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

<u>Financing:</u>	General Fund
<u>Implementation Responsibility:</u>	Department of Public Works and Planning
<u>Relevant Policies:</u>	Policy 1.2 , Policy 2.1 , Policy 2.3 , Policy 2.4 , Policy 2.5

Program 9: Preserving Assisted Housing

The County has few affordable rental housing projects in the unincorporated areas, and none are considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).

Timeline and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing:
 - Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.
 - Identify nonprofit organizations as potential purchasers/managers of at-risk housing units.
 - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
 - Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	Fresno County Housing Authority
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints**Program 10: Zoning Ordinance Amendments**

The County is in the process of amending its Zoning Ordinance. The amendment is expected to be completed in 2016. As part of the update, the County will address the following:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Conditional Use Permit:** The County, as part of the Zoning Ordinance update, will examine alternatives to requiring discretionary approval for development of multi-family housing in the C-4 Zone District by amending the Zoning Ordinance and/or permit procedures as appropriate by 2016 to promote certainty and streamlining in the approval process. Options may include director or other staff-level review and approval of multi-family housing applications.

- **Allowable Density for R2, R2-A, R3, R3-A, R-4, C4, and RP:** Increase the allowable density at these zones to 20 units per acre.
- **Single-Room Occupancy (SRO) Housing:** Address the provision of SRO housing as a conditionally permitted use.
- **Agricultural Uses and Farm Labor Housing in Residential Zones:** The County of Fresno, as part of its Comprehensive Zoning Ordinance Update, will review and may consider possible revisions to the Ordinance which may include requiring new agricultural operations in residential zones that are limited types of agriculture to be subject to a discretionary permit or restrictions to address issues of land use compatibility.

In addition, the County approved zoning amendments to the Zoning Ordinance on December 8, 2015 to address emergency shelters, reasonable accommodation, and farmworker housing. Within one year of the Housing Element adoption and as part of the comprehensive Zoning Ordinance update, the County will review these recent amendments, and revise as appropriate, to ensure compliance with state laws and the County will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R2, R2-A, R3, R3-A, R4, C4 and RP to 20 units per acre.
- Address the provision of Single-Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016.
- Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications.
- Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning

Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6
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Program 11: Monitoring of Planning and Development Fees

The County charges various fees to review and process development applications and impact fees when developments are to occur. On September 15, 2015, the Board of Supervisors gave staff direction to return with amendments to eliminate the capital facilities fee imposed by the County.

Timeframe and Objectives:

- Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.

<u>Financing:</u>	General Fund
<u>Implementation Responsibility:</u>	Department of Public Works and Planning
<u>Relevant Policies:</u>	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 12: Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Provide rehabilitation assistance to eight households in the unincorporated areas during the planning period (eight low-income households).

<u>Financing:</u>	CDBG and HOME funds
<u>Implementation Responsibility:</u>	Department of Public Works and Planning
<u>Relevant Policies:</u>	Policy 3.2, Policy 4.1

Program 13: Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Provide assistance for the rehabilitation of four rental housing unit during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.2, Policy 4.1

Program 14: Code Enforcement

The Department of Public Works and Planning is responsible for the enforcement of County Zoning Ordinance and Building Code violations and applicable State codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.

Timeframe and Objectives:

- Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning; <u>Department of Public Health</u>
Relevant Policies:	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

Housing Assistance

Program 15: Homebuyer Assistance Program (HAP)

This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent Area Median Income (AMI) in unincorporated Fresno County and participating cities are eligible for this program.

Timeline and Objectives:

- Provide assistance to 11 households in the unincorporated areas during the planning period (including 11 low-income households as part of the 11-unit affordable housing project in Riverdale.

Financing:	HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 16: First-Time Homebuyer Resources

Fresno County residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

Timeframe and Objectives:

- Promote available homebuyer resources on County website and public counters by 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHOME, CalHFA
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 17: Housing Choice Voucher Rental Assistance

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Timeframe and Objectives:

- Continue to support and encourage the provision of vouchers to qualifying Fresno County households.
- Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents.

Financing:	HUD Section 8
Implementation Responsibility:	Department of Public Works and Planning/Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 18: Energy Conservation

Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The ‘Go Green’ policy includes seven components:

- *Power Green*: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL’s); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E’s climate smart program to make Fresno County a “climate neutral” operation.
- *Build Green*: Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan review.
- *Commute Green*: A comprehensive employee commute program intended to mitigate congestion on Fresno County’s roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules.
- *Purchase Green*: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more.
- *Operate Green*: Procure fuel-efficient and low emission vehicles, including community service officer vehicles.
- *Work Green*: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures.
- *Share Green*: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.

Timeframe and Objectives:

- Continue to promote and implement the County’s Go Green initiatives.

- Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Continue to incorporate conservation measures in housing rehabilitation programs.
- Expedite review and approval of residential alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	County Administrative Office/Department of Public Works and Planning
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 19: Fair Housing

Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.

Impediments to fair housing choice in Fresno County's Urban County HUD program area included in the AI are: Affordability, Accessibility, Education, Public Policies, and Language Barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. For Accessibility and Affordability, the County continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable housing, and toward direct assistance to low and moderate income first-time homebuyers to purchase an affordable home.

For Education, the County supports and provides its housing program participants with homeownership education training, including information regarding credit, budgeting, realtors, appraisal, home inspection, and a hands-on session on basic home repairs. The County also undertakes efforts to affirmatively further fair housing, which include conducting workshops with area lenders, realtors and property owners to discuss fair housing laws and policies along with information on the County's housing programs.

For Language/Public Policies, the County makes every effort to provide material regarding its housing programs in the language of the intended population (English/Spanish), including marketing materials, educational materials and public hearing notifications and publishing. Staff of the County's Affordable Housing Programs are bilingual in English/Spanish and public meetings on housing issues are frequently conducted in both languages.

These programs and services provide opportunities for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home, and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials presented at workshops include publications of the Fair Housing Council of Central California (FHCCC). These programs and services are all intended to help mitigate impediments to fair housing as directed by HUD.

The County refers complaints on fair housing to the FHCCC which is the local regional agency which investigates and litigates fair housing issues. As appropriate, FHCCC may further refer complaints to HUD or to the State Department of Fair Employment and Housing.

Timeframe and Objectives:

- Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large.
- Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016.
- Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies.
- Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).

Financing:	CDBG funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2A-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2A-1 Summary of Quantified Objectives – 2015-2023

	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	50	60	100	580	700	1,490
Rehabilitation	4	10	10	-	-	24
Homebuyer Assistance	-	5	15	-	-	20
Conservation (Subsidized Rental Housing and Public Housing)	-	98	98	-	-	196

SECTION 2A-2: SITES INVENTORY

Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the County of Fresno's 2015-2023 Housing Element, requiring the County to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). The County is preparing a fourth cycle (2008-2015) Housing Element for State HCD review concurrent with this fifth cycle Housing Element update.

In the previous planning period, the RHNA assigned to the County was 2,786 units, consisting of: 943 very low-income units; 518 low-income units; 518 moderate-income units; and 808 above moderate-income units. The previous RHNA period covered January 1, 2006 through June 30, 2013 (extended through December 31, 2015 by legislation). The potential AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2006 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the [County](#) during the RHNA cycle.

Units Constructed

Because the RHNA was developed with baseline data from 2006, housing units constructed, under construction, permitted, or approved since January 1, 2006 can be counted towards the RHNA. Any remaining RHNA must be accommodated with available sites at appropriate densities and development standards.

Since January 1, 2006, the County issued building permits for [2,329](#) new units, including a variety of housing types. These units include the 44-unit Biola Village affordable housing project for lower income households. (Another affordable project – 48-unit Villa Del Rey - was completed in 2006 but permitted prior to the beginning of the applicable RHNA planning period and therefore, is not credited against this RHNA.)

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Based on average market prices, many single-family homes in the unincorporated areas are affordable to moderate income households. This analysis conservatively assumes 20 percent of those homes constructed were affordable to moderate income households. Furthermore, duplexes/twin homes, along with accessory and second units also offer opportunities for moderate income households in the unincorporated areas.

Aside from single-family homes, the largest residential construction type during the last ten years was mobile homes. According to a contractor who has experience installing mobile homes throughout the County, the price of a single-wide mobile home is \$55,854 (including \$48,000 for the unit and costs for installation and foundation). For a double-wide model, the cost is \$77,209 (including \$68,000 for the unit and costs for installation and foundation). Based on the permit data, 418 mobile homes have been permitted in the County between 2006 and 2015. Among these units permitted, only 64 were installed on permanent foundation and the remaining 354 units were not installed on permanent foundation. Several trailer parks were contacted to determine space rents in the County. Monthly space rents range from \$300 to \$400, inclusive of utilities. The monthly mortgage payment for a mobile home between \$56,000 and \$78,000 is estimated at \$290 to \$400 (based on a six-percent interest rate, 25-year loan, and 20-percent downpayment). Combined with the space rent of \$300 to \$400, monthly costs can be generally estimated at \$590 to \$800, depending on size of the unit. This range is within the affordable housing costs for low income households. Conservatively, this analysis assumes only half of the mobile homes not on permanent foundation to be trailers and affordable to low income households.

Overall, the County has already met a portion of its low income RHNA requirement and all of its moderate and above moderate income RHNA, with a remaining obligation of 1,240 lower income units.

Table 2A-2: Progress toward RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	943	518	518	808	2,786
Permitted Since January 1, 2006					
Single-Family Units	--	--	354	1,418	1,772
Duplex/Twin Homes	--	--	6	--	6
Multi-Family Units	22	22	12	--	56
Mobile Homes	--	177	241	--	418
Accessory/Second Units	--	--	77	--	77
Total Units Permitted	22	199	693	1,418	2,329
Remaining RHNA¹	921	319	0	0	1,240

Note:

- Building permits issued for moderate and above moderate income levels exceeded the County's RHNA allocation for these levels. Surplus units in these categories do not receive credit against the RHNA.

Source: County of Fresno, 2015.

Vacant Sites Available

Given that the fourth cycle RHNA would be in effect only through the end of 2015, it is unlikely that significant development would occur within the next six months to fulfill the remaining RHNA of 1,240 lower income units. Therefore, the County must demonstrate that it has adequate development capacity to accommodate these units through land use planning.

In compiling the County's capacity for future residential development, the sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. These include sites with the following Zones – R2, R2A, RP, C4, CP, and TP – that allow up to 18 units per acre.
 - **Moderate-Income Sites.** Sites that are zoned R1 and R1C allow for a density up to 5.8 dwelling units per net acre. Typical dwelling units include duplex, triplex, and four-plex units. These areas were inventoried as feasible for moderate-income residential development.
 - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites. The County's current development regulations are adequate to facilitate lower income affordable housing in its R2, R2A, RP, C4, and CP zones where up to 18 units per acre are permitted per the Zoning Ordinance, and where the TP zone allows development of mobile home parks with an estimated net density of nine units per acre (applicable to the Shaver Lake Forest Specific Plan). A cursory review was conducted on realtor.com of vacant land available for sale in the Shaver Lake area. A 14.3-acre single-family residential property with potential for subdivision in the Shaver Lake area was listing for sale for \$495,000 or about \$34,550 per acre. Land zoned for mobile home park use is likely to be priced significantly lower. Information on prices and space rents demonstrates that mobile homes represent an important affordable housing option in the County. Mobile homes have been the second largest type of residential construction during the last ten years. Given the market conditions and type of housing, the TP zoning and mobile home development can facilitate housing for lower income households.

The County has an adequate inventory of vacant properties where residential uses are permitted by right. Overall, 13,438 units can be accommodated on the vacant properties, including 1,764 multi-family units

in zones that allow up to 18 units per acre according to the Zoning Ordinance, properties in the Friant Ranch Specific Plan for multifamily housing at up to 18 units per acre, and properties in the Shaver Lake Forest Specific Plan area that can accommodate mobile home development. This land inventory is more than adequate to meet the County's remaining RHNA obligation of 1,240 lower income units.

The TP-zoned properties are located within the Shaver Lake Forest Specific Plan area, which provides a range of residential uses, including single-family homes, clustered condominiums, and mobile homes. Under the County's Zoning Ordinance, the TP zone allows a density of up to 18 units per acre.

The Shaver Lake Forest Specific Plan has designated over 50 acres of land for mobile home sites, inclusive of land for open space reservation. This Mobile Home Park designation allows both development of mobile home parks for rent or for lease and Planned Residential Development (PUD) that accommodates ownership housing through mobile/manufactured home subdivisions. The Specific Plan provides a cap of 190 mobile homes in this designation. In addition, the Specific Plan also allows mobile home development as PUD in the Single-Family Homesite areas 2, 3, and 4, allowing up to a total of 189 additional mobile homes. Overall, a total of 379 mobile homes can be accommodated in the Shaver Lake Forest Specific Plan area.

The Friant Ranch Specific Plan provides up to 2,500 housing units, including 346 multifamily units (up to 18 units per acre) and 2,104 single family units at various densities. In addition, the Friant Ranch Specific Plan provides up to 50 units in the Village Center either as stand-alone multifamily development or as a vertical mixed use development with commercial uses on the ground floor. As no density has been established for the 50 units in the Village Center, they are only assumed to be able to facilitate moderate-income housing.

A large portion of the C4 and CP zoned land available for residential development is in the communities of Biola and Caruthers, where additional connections for infrastructure and services are available. At the community workshop conducted for the Housing Element update, a market-rate housing developer indicated that market rents in the unincorporated areas are generally too low to entice market-rate multi-family housing. Therefore, multi-family rental housing development in the unincorporated areas is more likely to occur as affordable housing, where available state and federal funding favors locations close to transportation corridors, public transit, and access to services.

Several affordable housing developers were contacted to provide input on their experience in Fresno County. Both Self-Help Housing and Habitat for Humanity focus on single-family products that are low density developments. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. According to the Housing Authority, typically the decision regarding the location of a specific affordable housing development is based primarily on where properties are available for sale. The County does not specifically seek sites that are zoned for high density residential. In fact, higher density development often results in higher development costs due to the price of land and the construction type. Type V wood frame construction is typical at this density

range, which generally has lower per unit construction costs than higher-rise developments. Most affordable housing projects funded or developed by the Housing Authority are within the range of 12 to 18 units per acre. Occasionally, higher density affordable housing projects are built, more as a response to the preference of specific funding programs, than as a result warranted by financial feasibility. Affordable projects at this density range typically are between 60 and 80 units in project size. Many of the C-4 and R-2 vacant sites included in the sites inventory are clustered, offering potential for lot consolidation. In addition to vacant sites, many of the County's C-4 and R-2 properties with existing developments were developed decades ago and considered outdated and underutilized. A general GIS analysis concluded that more than 1,000 units can be accommodated on underutilized properties. The County will encourage lot consolidation of vacant and adjacent underutilized properties to facilitate residential development on these sites.

Table 2A-3 summarizes the County's sites inventory and Table 2A-5 identifies the specific vacant sites that are available for residential development in Fresno County. The locations of these sites are shown in Figures 2A-1 through 2A-15. The sites identified in Table 2A-5 can accommodate an estimated 13,438 units, including 2,110 units feasible for lower-income housing, 3,373 units for moderate-income housing, and 7,955 units for above moderate-income housing. Overall, the County has more than adequate capacity to accommodate its remaining RHNA of 1,240 lower income units for the fourth RHNA cycle.

Table 2A-3: Summary of Vacant Sites Inventory

Zoning	Density (du/ac)	Number of Parcels	Total Acreage	Total Units ¹
<i>Lower Income</i>				
C4	18.0	71	49.49	687
CP	18.0	11	4.34	57
TP ²	---	3	55.04	190
SLFSP ³	---	---	---	189
Friant Ranch SP ⁴	18.0	---	27.6	346
R2	18.0	32	38.74	544
R2A	18.0	22	7.41	97
<i>Subtotal</i>		142	183.24	2,110
<i>Moderate Income</i>				
R1	5.8	288	182.14	955
R1C	5.8	91	416.11	2,368
Friant Ranch SP	---	---	---	50
<i>Subtotal</i>		379	598.25	3,373
<i>Above Moderate Income</i>				
R1A	2.8	94	147.20	370
R1AH	2.8	21	18.65	40
R1B	2.8	420	686.49	1,730

Table 2A-3: Summary of Vacant Sites Inventory

Zoning	Density (du/ac)	Number of Parcels	Total Acreage	Total Units ¹
R1E	2.8	4	10.48	27
R1EH	2.8	13	16.18	39
RA	2.8	30	64.37	166
RR	1.0	686	3,238.99	3,051
RR5	1.0	88	466.64	428
<u>Friant Ranch SP</u>	<u>Various</u>	<u>---</u>	<u>331.80</u>	<u>2,104</u>
<i>Subtotal</i>		1,356	4,980.80	7,955
Total		1,877	5,762.3	13,438

Notes:

1. Development capacity is conservatively estimated at 80 percent of the allowable density.
2. Approximately 32 acres are reserved as open space.
3. Shaver Lake Forest Specific Plan allows mobile home development in Single Family Homesite Areas 2, 3, and 4.
4. Friant Ranch Specific Plan offers a range of housing types, including 346 multifamily units at a density up to 18 units per acre and 2,104 single family units at various densities. Another 50 units are permitted in the Village Center as either freestanding multifamily housing or vertical mixed use. Without any density information on these units at the Village Center, they are allocated to the moderate-income RHNA level.

Source: County of Fresno, [2015](#).

Fifth Cycle Housing Element RHNA Analysis

For the fifth [cycle](#) Housing Element update, the County of Fresno has been assigned a RHNA of 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 above moderate-income units.

Units Built or Under Construction

Since the RHNA projection period for the fifth cycle Housing Element runs from January 1, 2013, to December 31, 2023, the County of Fresno's RHNA can be reduced by the number of units built or under construction since January 1, 2013. The County issued building permits for 460 new housing units in the unincorporated areas between January 1, 2013 and December 2014, including 418 single family homes, four duplex units, and 38 mobile/manufactured homes. At market rate, the duplex and mobile/manufactured homes should be at least affordable to the moderate-income households. Therefore, the County has a remaining fifth cycle RHNA of 2,262 units, including 460 very low-income units, 527 low-income units, 547 moderate-income units, and 728 above moderate-income units.

Vacant Sites Available

As shown earlier in Table 2A-3, the County's vacant sites inventory has an estimated capacity of [13,438](#) units, including [2,104](#) units feasible for lower-income housing, [3,373](#) units for moderate-income housing,

and 7,955 units for above moderate-income housing. It is unlikely that new residential development within the next two months (remaining timeframe of the fourth cycle RHNA) would deplete the vacant sites inventory in any significant rate. The majority of these sites would be available to fully accommodate the County's fifth cycle RHNA.

RHNA Summary

Table 2A-4 provides a summary of the County's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, the County has a surplus capacity of over 11,100 units.

Table 2A-4 RHNA Summary, Fresno County, December 2014

	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	460	527	589	1,146	2,722
Units Built or Under Construction	--	--	42	418	460
Capacity on Vacant Sites (Table 2A-3)	<u>2,110</u>		<u>3,373</u>	<u>7,955</u>	<u>13,438</u>
Surplus Capacity	1,123		2,826	7,227	11,176

Source: County of Fresno, 2014

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
01628116	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628204	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
01628206	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628219	0.19	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628223	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629208	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629210	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629215	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629408	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629411	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629412	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629413	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629414	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629415	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629501	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629502	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629505	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629519	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629521	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
02512026	0.24	Agriculture - Non Conforming	C4	Vacant	18.0	3			3	None
03033104	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
03033304	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
03034302	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
04308307	0.12	Central Business Commercial	C4	Vacant	18.0	1			1	None
04308327	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
04310123	0.09	Central Business Commercial	C4	Vacant	18.0	1			1	None
04310234	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04310306	0.26	Central Business Commercial	C4	Vacant	18.0	3			3	None
04310335S	0.34	Central Business Commercial	C4	Vacant	18.0	4			4	None
04310336S	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315106	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315127	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315223S	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
04316217	0.62	Central Business Commercial	C4	Vacant	18.0	8			8	None
04316218	0.25	Central Business Commercial	C4	Vacant	18.0	3			3	None
05331307	0.44	Central Business Commercial	C4	Vacant	18.0	6			6	None
05331318	0.50	Central Business Commercial	C4	Vacant	18.0	7			7	None
05331510	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05331712	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332206	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
05332208	0.20	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332227	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
05332407	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05715205	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05718111	0.23	Central Business Commercial	C4	Vacant	18.0	3			3	None
11842261	4.67	Mountain Urban	C4	Vacant	18.0	67			67	None
12015108	0.23	Mountain Commercial	C4	Vacant	18.0	3			3	None
12015109	0.50	Mountain Commercial	C4	Vacant	18.0	7			7	None
120233603	0.25	Mountain Commercial	C4	Vacant	18.0	3			3	None
12023605	0.31	Mountain Commercial	C4	Vacant	18.0	4			4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12023610	0.22	Mountain Commercial	C4	Vacant	18.0	3			3	None
12034102	0.13	Mountain Commercial	C4	Vacant	18.0	1			1	None
12034208	0.96	Mountain Commercial	C4	Vacant	18.0	13			13	None
18528038	0.97	Mountain Urban	C4	Vacant	18.0	13			13	None
18528042	0.71	Mountain Urban	C4	Vacant	18.0	10			10	None
18528043	0.39	Mountain Urban	C4	Vacant	18.0	5			5	None
30034024S	4.70	Central Business Commercial	C4	Vacant	18.0	67			67	None
30034028S	12.81	Central Business Commercial	C4	Vacant	18.0	184			184	None
33419027	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
33419028	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
33419073	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
33420129	0.32	Central Business Commercial	C4	Vacant	18.0	4			4	None
35010321	0.43	Central Business Commercial	C4	Vacant	18.0	6			6	None
35010407	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
35012112	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012201	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012202	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
48020240	2.11	Limited Industrial	C4	Vacant	18.0	30			30	None
05331207	0.22	Low Density Residential	C4	Vacant	18.0	3			3	None
03034110	0.72	Medium High Density Residential	C4	Vacant	18.0	10			10	None
12880009	8.63	Mountain Urban	C4	Vacant	18.0	124			124	None
<i>Subtotal</i>	<i>49.49</i>					<i>687</i>	<i>0</i>	<i>0</i>	<i>687</i>	
462227007	0.32	Medium Density Residential	CP	Vacant	18.0	4			4	None
50104108	0.44	Office Commercial	CP	Vacant	18.0	6			6	None
50104109	0.37	Office Commercial	CP	Vacant	18.0	5			5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
50104110	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104126	0.35	Office Commercial	CP	Vacant	18.0	5			5	None
50104127	0.34	Office Commercial	CP	Vacant	18.0	4			4	None
50104130	0.29	Office Commercial	CP	Vacant	18.0	4			4	None
50104131	0.64	Office Commercial	CP	Vacant	18.0	9			9	None
50104132	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104133	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104135	0.39	Office Commercial	CP	Vacant	18.0	5			5	None
<i>Subtotal</i>	<i>4.34</i>					<i>57</i>	<i>0</i>	<i>0</i>	<i>57</i>	
0533380505	4.51	Medium High Density Residential	R2	Vacant	18.0	64			64	None
300350275	23.00	Medium High Density Residential	R2	Vacant	18.0	331			331	None
05516121S	3.55	Medium High Density Residential	R2	Vacant	18.0	51			51	None
01648030	1.00	Medium Density Residential Reserve	R2	Vacant	18.0	14			14	None
05330217	0.13	Medium High Density Residential	R2	Vacant	18.0	1			1	None
053332103	0.16	Medium High Density Residential	R2	Vacant	18.0	2			2	None
053333008S	0.08	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05711212	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711213	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711215	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05712203	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712212	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712215	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712309	0.07	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713209	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
05713312	0.10	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713315	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05714005	0.31	Medium High Density Residential	R2	Vacant	18.0	4			4	None
05715107	0.34	Medium High Density Residential	R2	Vacant	18.0	4			4	None
05717023	0.31	Medium Density Residential	R2	Vacant	18.0	4			4	None
05718114	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718202	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718210	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718211	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718216	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718310	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05721211	0.50	Medium Density Residential	R2	Vacant	18.0	7			7	None
05721215	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
05721216	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
12030121	0.38	Mountain Residential	R2	Vacant	18.0	5			5	None
33117101	0.32	Medium High Density Residential	R2	Vacant	18.0	4			4	None
47206006	0.64	Low Density Residential	R2	Vacant	18.0	9			9	None
<i>Subtotal</i>	<i>38.74</i>				<i>544</i>	<i>0</i>	<i>0</i>	<i>544</i>		
05351206\$	0.50	Medium Density Residential	R2A	Vacant	18.0	7			7	None
03034110	0.72	Medium High Density Residential	R2A	Vacant	18.0	10			10	None
04309218	0.23	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
05713208	0.21	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
30013004	0.48	Medium High Density Residential	R2A	Vacant	18.0	6			6	None
30013005	0.69	Medium High Density Residential	R2A	Vacant	18.0	9			9	None
30014016	0.41	Medium High Density Residential	R2A	Vacant	18.0	5			5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
33423049	0.40	Medium High Density Residential	R2A	Vacant	18.0	5			5	None
42505111	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42512146	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42525128	0.08	Medium High Density Residential	R2A	Vacant	18.0	1			1	None
42525133	0.45	Medium High Density Residential	R2A	Vacant	18.0	6			6	None
42609129	0.17	Medium High Density Residential	R2A	Vacant	18.0	2			2	None
47405217	0.25	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
47405218	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
48026107	0.87	Medium Density Residential	R2A	Vacant	18.0	12			12	None
48026119	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026218	0.26	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026220	0.29	Medium Density Residential	R2A	Vacant	18.0	4			4	None
48027418	0.17	Medium Density Residential	R2A	Vacant	18.0	2			2	None
48031411	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48034430	0.13	Medium Density Residential	R2A	Vacant	18.0	1			1	None
<i>Subtotal</i>	<i>7.41</i>					<i>97</i>	<i>0</i>	<i>0</i>	<i>97</i>	
15822029	2.44	Medium Density Residential	TP	Vacant	---	8			8	Floodway
13003133	31.63	Trailer Park Residential	TP	Vacant	---	110			110	None
13003134	20.97	Trailer Park Residential	TP	Vacant	---	72			72	None
	---	SLFSP – Homesites 2, 3, 4		Vacant	---	189			189	None
<i>Subtotal</i>	<i>55.66</i>					<i>798</i>	<i>0</i>	<i>0</i>	<i>798</i>	
13003112	39.96	Mountain Residential	R1	Vacant	5.8	231			231	None
33420129	0.32	Central Business Commercial	R1	Vacant	5.8	1			1	None
30011052	0.81	General Industrial	R1	Vacant	5.8	4			4	None
01630014	0.26	Medium Density Residential	R1	Vacant	5.8	1			1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
04317031S	2.50	Limited Industrial	R1	Vacant	5.8		1.4		14	None
01626228	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01626401	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01627021	0.28	Medium Density Residential	R1	Vacant	5.8		1		1	None
01630027S	0.51	Medium Density Residential	R1	Vacant	5.8		2		2	None
03029057	1.30	Medium Density Residential	R1	Vacant	5.8		7		7	None
03032804S	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03032805	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03036302	0.43	Medium Density Residential	R1	Vacant	5.8		2		2	None
03043009	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043026	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043033	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043036	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043039	0.69	Reserve Medium Density Residential	R1	Vacant	5.8		4		4	None
03829124S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
04127014	0.43	Low Density Residential	R1	Vacant	5.8		2		2	None
04127042	0.21	Low Density Residential	R1	Vacant	5.8		1		1	None
04306054	1.09	Medium Density Residential	R1	Vacant	5.8		6		6	None
04306055	1.00	Medium Density Residential	R1	Vacant	5.8		5		5	None
04306062	1.52	Medium Density Residential	R1	Vacant	5.8		8		8	None
04306063S	8.58	Medium Density Residential	R1	Vacant	5.8		49		49	None
04306075	8.26	Medium Density Residential	R1	Vacant	5.8		47		47	None
04306081	0.85	Medium Density Residential	R1	Vacant	5.8		4		4	None
04307223S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
04312422S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
04313032	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
04315341	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
04317034S	5.16	Reserve Limited Industrial	R1	Vacant	5.8		29		29	None
04320126	4.75	Reserve Medium Density Residential	R1	Vacant	5.8		27		27	None
04328010	9.80	Agriculture - Non Conforming	R1	Vacant	5.8		56		56	None
05328144	0.75	Rural Residential	R1	Vacant	5.8		4		4	None
05330309	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05331207	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334010	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334024	0.78	Medium Density Residential	R1	Vacant	5.8		4		4	None
05349016S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350001S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350030S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350047S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350056S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351110S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351111S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351201S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351204S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351205S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351206S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351207S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351314S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
05351318S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351319S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351320S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351321S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351322S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351323S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351327S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
053516111	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05516121S	3.55	Medium Density Residential	R1	Vacant	5.8		20		20	None
05703081	0.59	Medium Density Residential	R1	Vacant	5.8		3		3	None
05716006	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05716009	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05719026	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
05722323	1.65	Medium Density Residential	R1	Vacant	5.8		9		9	None
05729220	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05729221	0.29	Medium Density Residential	R1	Vacant	5.8		1		1	None
11316216	0.50	Mountain Urban	R1	Vacant	5.8		2		2	None
11320201	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321104	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321107	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321108	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321203	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321206	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
12022809	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023001	0.48	Mountain Residential	R1	Vacant	5.8		2		2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
12023002	0.37	Mountain Residential	R1	Vacant	5.8		2		2	None
12023202	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12023218	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023219	0.38	Mountain Residential	R1	Vacant	5.8		2		2	None
12024228	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
12024304	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12024309	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
12024618	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025506	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
12025715	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025721	0.27	Mountain Residential	R1	Vacant	5.8		1		1	None
12025920	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
12028126	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12029206	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13068107	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
13068109	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
13068204	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070104	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13070313	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13073107	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073110	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073114	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13073115	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13078005	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13078008	0.25	Mountain Residential	R1	Vacant	5.8		1		1	None
16512301	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16512304	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16512305	0.54	Mountain Urban	R1	Vacant	5.8		3		3	None
16512407	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16513305	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517008	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16517024	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517034	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517035	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517037	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16517038	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None
16517039	0.34	Mountain Urban	R1	Vacant	5.8		1		1	None
16517040	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517043	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517044	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517046	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517048	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517050	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517051	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517052	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517054	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16517056	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
16517057	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517058	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517059	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517060	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517061	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517062	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517063	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517068	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517071	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517073	0.18	Mountain Urban	R1	Vacant	5.8		1		1	None
16517076	0.73	Mountain Urban	R1	Vacant	5.8		4		4	None
16517077	0.85	Mountain Urban	R1	Vacant	5.8		4		4	None
16517078	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16519007	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519022	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16519024	0.24	Mountain Urban	R1	Vacant	5.8		1		1	None
16519032	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519033	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16519036	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519037	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16519040	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519041	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16520015	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520017	0.35	Mountain Urban	R1	Vacant	5.8		2		2	None
16520022	0.32	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
16520024	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16520027	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520031	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520034	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520039	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520040	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520041	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520042	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520044	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16520049	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520050	0.27	Mountain Urban	R1	Vacant	5.8		1		1	None
30011009	0.34	Medium Density Residential	R1	Vacant	5.8		1		1	None
30011011	0.30	Medium High Density Residential	R1	Vacant	5.8		1		1	None
30011014	0.62	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012040	1.13	Flood Plain Open Space	R1	Vacant	5.8		6		6	Floodway
30012048	0.56	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012053	1.03	Flood Plain Open Space	R1	Vacant	5.8		5		5	Floodway
30012075	0.75	Medium Density Residential	R1	Vacant	5.8		4		4	Floodway
30014011	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30015014	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
30015028	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
30063006S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063007S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063009S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
30063010S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063011S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063012S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063014S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063015S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063017S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063018S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063020S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063021S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064105S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064107S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064108S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064301S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064308S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064309S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064311S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064312S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064313S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064314S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064316S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064322S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064323S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064324S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064325S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064327S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
30064328S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064329S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064330S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064331S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064403S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064404S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064405S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064406S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064407S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064408S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064409S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064410S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064411S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064412S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064413S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064414S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066013S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066014S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066015S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066016S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066017S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066019S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066024S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066028S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066029S	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
30066032S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
32715007S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715008S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715011S	0.25	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715016S	0.24	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715026S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715029S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715030S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715031S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715032S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715033S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715034S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715035S	0.40	Agriculture - Non Conforming	R1	Vacant	5.8		2		2	None
32715036S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715044S	0.78	Agriculture - Non Conforming	R1	Vacant	5.8		4		4	None
32715049S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715052S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715053S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715057S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921041	0.28	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921055	2.48	Agriculture - Non Conforming	R1	Vacant	5.8		14		14	None
33118126	0.25	Medium High Density Residential	R1	Vacant	5.8		1		1	None
33419016	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419033	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419034	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
33419038	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419042	0.45	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419055	0.37	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419056	0.36	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420134	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420137	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420138	0.72	Medium Density Residential	R1	Vacant	5.8		4		4	None
33420139S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420152	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420171	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33421008	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422004	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422007	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33424005	0.39	Medium Density Residential	R1	Vacant	5.8		2		2	None
35009308	0.32	Medium Density Residential	R1	Vacant	5.8		1		1	None
35012311	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
41725104	0.80	Medium Density Residential	R1	Vacant	5.8		4		4	None
42528211	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
42616001	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715309	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715317	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
44716116	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44720403	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
44724550	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46313229	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L1	M	AM		
46313235	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46314032	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
48026118	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
48026135	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
49308110	0.69	Medium Density Residential	R1	Vacant	5.8		4		4	None
49314112	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
49922117	0.35	Medium Density Residential	R1	Vacant	5.8		2		2	None
04313030	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
13073211	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None
13512015	11.79	Mountain Residential	R1	Vacant	5.8		68		68	None
16510025	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
<i>Subtotal</i>		<i>182.14</i>				0	955	0	955	
13512009	177.86	Mountain Residential	R1C	Vacant	5.8		1031		1031	None
13003136	25.02	Mountain Residential	R1C	Vacant	5.8		145		145	None
12016308	1.63	Mountain Residential	R1C	Vacant	5.8		9		9	None
11060004S	0.20	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060005S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060007S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060008S	0.21	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060011S	0.31	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060012S	0.32	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060013S	0.23	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060015S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
12014008	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014015	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12014105	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014120	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014127	0.80	Mountain Residential	R1C	Vacant	5.8		4		4	None
12015101	0.54	Mountain Residential	R1C	Vacant	5.8		3		3	None
12017105	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12017107	0.32	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018501	0.20	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018507	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018602	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018702	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018718	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020101	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020707	0.72	Mountain Residential	R1C	Vacant	5.8		4		4	None
12021114	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021118	0.48	Mountain Residential	R1C	Vacant	5.8		2		2	None
12021124	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021402	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None
13003163	26.69	Mountain Residential	R1C	Vacant	5.8		154		154	None
13022206	0.41	Mountain Residential	R1C	Vacant	5.8		2		2	None
13022208	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026202	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026206	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026212	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13026319	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026321	0.38	Mountain Residential	R1C	Vacant	5.8		2		2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13030110	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13030207	0.24	Mountain Residential	R1C	Vacant	5.8		1		1	None
13031206	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13031211	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032104	0.40	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032106	0.39	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032211	3.99	Mountain Residential	R1C	Vacant	5.8		23		23	None
13032221	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033107	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033112	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
13033117	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033118	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13073214	0.28	Mountain Residential	R1C	Vacant	5.8		1		1	None
13073215	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078016	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078017	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078030	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078032	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083009	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083010	0.27	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083018	0.19	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083023	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084105	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084106	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084111	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13084203	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084207	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084209	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13092023	3.16	Mountain Residential	R1C	Vacant	5.8		18		18	None
13092024	5.32	Mountain Residential	R1C	Vacant	5.8		30		30	None
13092025	6.80	Mountain Residential	R1C	Vacant	5.8		39		39	None
13092026	7.40	Mountain Residential	R1C	Vacant	5.8		42		42	None
13092027	5.10	Mountain Residential	R1C	Vacant	5.8		29		29	None
13512001	36.10	Mountain Residential	R1C	Vacant	5.8		209		209	None
13512002	40.49	Mountain Residential	R1C	Vacant	5.8		234		234	None
13512014	2.57	Mountain Residential	R1C	Vacant	5.8		14		14	None
300065018S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
300066002S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
300066003S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
333334113	1.18	Medium Density Residential	R1C	Vacant	5.8		6		6	None
333334115	0.47	Medium Density Residential	R1C	Vacant	5.8		2		2	None
333334212	0.61	Medium Density Residential	R1C	Vacant	5.8		3		3	None
333337103	0.49	Medium Density Residential	R1C	Vacant	5.8		2		2	None
333338103	0.57	Medium Density Residential	R1C	Vacant	5.8		3		3	None
41634122	0.68	Medium Density Residential	R1C	Vacant	5.8		3		3	None
45613130	0.32	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613131	0.31	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613316	1.40	Low Density Residential	R1C	Vacant	5.8		8		8	None
13014126	4.95	Mountain Residential	R1C	Vacant	5.8		28		28	None
13014127	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13014128	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
13014130	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
30054230	28.19	Medium Density Residential	R1C	Vacant	5.8		163		163	None
<i>Subtotal</i>	<i>416.11</i>					0	2,368	0	2,368	
13003112	39.96	Mountain Residential	R1A	Vacant	2.8			111	111	None
13039076	3.20	Reserve Residential	R1A	Vacant	2.8		8	8	8	None
13519027	2.99	Reserve Residential	R1A	Vacant	2.8			8	8	None
13040520	1.53	Mountain Residential	R1A	Vacant	2.8			4	4	None
13040523	0.92	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040524	0.77	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040525	1.17	Mountain Residential	R1A	Vacant	2.8			3	3	None
13040603	0.83	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040616	0.72	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040805	1.07	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040813	0.97	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040816	3.73	Mountain Residential	R1A	Vacant	2.8			10	10	None
13043035	1.00	Mountain Residential	R1A	Vacant	2.8			2	2	None
13072002	1.27	Mountain Residential	R1A	Vacant	2.8			3	3	None
13072018	1.08	Mountain Residential	R1A	Vacant	2.8			3	3	None
13080302	0.71	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080308	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080316	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080318	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080326	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080329	0.83	Reserve Residential	R1A	Vacant	2.8			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13080331	0.70	Reserve Residential	R1A	Vacant	2.8				1	1	None
13081012	0.64	Reserve Residential	R1A	Vacant	2.8				1	1	None
13081018	0.76	Reserve Residential	R1A	Vacant	2.8				2	2	None
13085108	0.37	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085110	0.63	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085114	0.58	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085117	0.63	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085126	0.61	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085204	0.53	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085206	0.58	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085208	0.96	Reserve Residential	R1A	Vacant	2.8				2	2	None
13085301	0.62	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085305	0.51	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085308	0.92	Reserve Residential	R1A	Vacant	2.8				2	2	None
13085314	0.58	Reserve Residential	R1A	Vacant	2.8				1	1	None
13085510	0.82	Reserve Residential	R1A	Vacant	2.8				2	2	None
13093002	0.69	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093005	0.46	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093008	0.61	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093014	0.46	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093015	0.58	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093018	0.46	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093020	0.46	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093021	0.63	Reserve Residential	R1A	Vacant	2.8				1	1	None
13093023	0.46	Reserve Residential	R1A	Vacant	2.8				1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13519003	0.82	Reserve Residential	R1A	Vacant	2.8			2	2	2
13519004	0.75	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519005	0.88	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519006	0.69	Reserve Residential	R1A	Vacant	2.8			1	1	None
13519010	0.92	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519024	1.18	Reserve Residential	R1A	Vacant	2.8			3	3	None
13635002	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635006	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635011	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635014	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635015	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635018	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635019	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635020	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635021	0.42	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635023	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635024	0.62	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635025	0.64	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635026	0.50	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635028	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635029	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636002	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636003	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636006	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13636007	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636008	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636009	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636012	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636013	0.65	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636015	0.54	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636017	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636018	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636019	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636020	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636021	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636023	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636024	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636026	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636028	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636029	0.78	Reserve Residential	R1A	Vacant	2.8			2	2	None
13636030	0.59	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636031	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
40104507	0.51	Low Density Residential	R1A	Vacant	2.8			1	1	None
40616401	0.47	Low Density Residential	R1A	Vacant	2.8			1	1	None
13003135	36.08	Reserve Residential	R1A	Vacant	2.8			101	101	None
13040510	5.79	Mountain Residential	R1A	Vacant	2.8			16	16	None
<i>Subtotal</i>	<i>147.20</i>				<i>0</i>	<i>0</i>	<i>370</i>	<i>370</i>		
04306076	1.50	Low Density Residential	R1AH	Vacant	2.8			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
05721317	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41513309	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41514306	0.50	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41523018	0.53	Low Density Residential	R1AH	Vacant	2.8			1	1	None
46311010	0.80	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47205020	1.00	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214019	0.72	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214027	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304407	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304630	0.70	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304731	4.17	Low Density Residential	R1AH	Vacant	2.8			11	11	None
47410013	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412028	0.56	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412032	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47412034	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47415001	0.63	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47417003	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47422201S	0.41	Low Density Residential	R1AH	Vacant	2.8			1	1	None
50025304	0.89	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47206006	0.64	Low Density Residential	R1AH	Vacant	2.8			1	1	None
<i>Subtotal</i>	<i>18.65</i>				0	0	0	40	40	
57905018	5.06	Low Density Residential	R1B	Vacant	2.8			14	14	None
30038029	12.13	Low Density Residential	R1B	Vacant	2.8			33	33	None
13080110	10.14	Mountain Residential	R1B	Vacant	2.8			28	28	None
13512005	48.41	Reserve Residential	R1B	Vacant	2.8			135	135	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13519027	2.99	Reserve Residential	R1B	Vacant	2.8			8	8	None
04313023	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313009S	1.29	Low Density Residential	R1B	Vacant	2.8			3	3	None
05313079S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313080S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
053338054S	1.25	Low Density Residential	R1B	Vacant	2.8			3	3	None
11320106	6.91	Low Density Residential	R1B	Vacant	2.8			19	19	None
11321101	14.33	Low Density Residential	R1B	Vacant	2.8			40	40	None
13041001	7.95	Reserve Residential	R1B	Vacant	2.8			22	22	None
13043028	23.43	Reserve Residential	R1B	Vacant	2.8			65	65	None
13056006	40.01	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056007	40.06	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056008	40.37	Reserve Residential	R1B	Vacant	2.8			113	113	None
13057004	40.29	Reserve Residential	R1B	Vacant	2.8			112	112	None
13057022	0.94	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090104	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090105	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090106	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090111	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090112	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090206	0.92	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090209	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090211	0.80	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090212	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13090216	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091104	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091105	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091106	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091107	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091108	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091110	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091112	0.78	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091115	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091117	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091119	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091122	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091211	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091301	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091302	0.43	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091306	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091403	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091405	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091407	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13092030	5.20	Reserve Residential	R1B	Vacant	2.8			14	14	None
13092031	7.09	Reserve Residential	R1B	Vacant	2.8			19	19	None
13518001	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518004	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518005	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518006	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13518008	0.40	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518013	0.48	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518014	0.49	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518016	0.54	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518017	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518018	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518019	0.62	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518020	0.65	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518021	0.59	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518023	0.65	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518027	0.44	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518028	0.42	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518029	0.36	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518030	0.37	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518033	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518039	0.42	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518040	0.41	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518041	0.41	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518042	0.38	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518043	0.45	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518045	0.42	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518046	0.42	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518051	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518052	0.48	Reserve Residential	R1B	Vacant	2.8				1	1	None
13518055	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13520001	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520002	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520003	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520004	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520006	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520007	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520009	0.88	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520011	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520012	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520013	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520014	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520015	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520016	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520017	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520018	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520019	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520020	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520021	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520022	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520023	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520025	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520027	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520028	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520030	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13520031	0.49	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520032	0.38	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520033	0.66	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520034	0.69	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520035	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520037	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520038	0.56	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520039	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520040	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520041	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520043	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13520044	0.63	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613101	0.72	Reserve Residential	R1B	Vacant	2.8				2	2	None
13613110	0.74	Reserve Residential	R1B	Vacant	2.8				2	2	None
13613112	1.08	Reserve Residential	R1B	Vacant	2.8				3	3	None
13613113	0.49	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613114	0.66	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613115	0.65	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613116	0.72	Reserve Residential	R1B	Vacant	2.8				2	2	None
13613117	0.69	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613118	0.49	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613119	0.70	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613120	0.62	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613121	0.66	Reserve Residential	R1B	Vacant	2.8				1	1	None
13613122	0.86	Reserve Residential	R1B	Vacant	2.8				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13614004	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13614009	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614011	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614013	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614015	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614016	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614017	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614022	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614024	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614027	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614031	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614032	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615202	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615203	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615204	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615205	1.02	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615206	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615208	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615209	1.23	Reserve Residential	R1B	Vacant	2.8			3	3	None
13615210	0.76	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615211	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615212	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615213	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615301	0.70	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13615304	0.72	Reserve Residential	R1B	Vacant	2.8				2	2	None
13615307	0.83	Reserve Residential	R1B	Vacant	2.8				2	2	None
13637101	0.61	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637102	0.60	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637103	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637104	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637105	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637106	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637107	0.46	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637108	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637109	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637110	0.47	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637111	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637112	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637113	0.50	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637114	0.54	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637115	0.50	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637116	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637117	0.57	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637118	0.60	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637119	0.60	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637120	0.60	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637121	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637122	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637123	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13637124	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637125	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637126	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637127	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637128	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637129	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637130	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637201	0.39	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637202	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637203	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637204	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637205	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637206	5.44	Reserve Residential	R1B	Vacant	2.8			15	15	None
13637207	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637208	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637209	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637210	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637211	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637214	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637215	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637216	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637217	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637218	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637219	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13637220	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637221	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637222	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637223	0.48	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637301	0.55	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637302	0.75	Reserve Residential	R1B	Vacant	2.8				2	2	None
13637303	0.90	Reserve Residential	R1B	Vacant	2.8				2	2	None
13637304	0.59	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637305	0.56	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637306	0.54	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637307	0.58	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637308	0.60	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637310	0.44	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637311	0.44	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637312	0.54	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637313	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637314	0.52	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637315	0.54	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637316	0.48	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637401	5.39	Reserve Residential	R1B	Vacant	2.8				15	15	None
13637501	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637502	0.49	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637503	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637504	0.53	Reserve Residential	R1B	Vacant	2.8				1	1	None
13637506	0.51	Reserve Residential	R1B	Vacant	2.8				1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13637507	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637508	0.86	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637509	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637510	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637511	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637513	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637514	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637515	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637516	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637517	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637518	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637519	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637520	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637521	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637522	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637523	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637524	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637525	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637526	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637527	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637528	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637529	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637530	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637531	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637532	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13637533	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637534	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637535	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
30021019S	12.96	Low Density Residential	R1B	Vacant	2.8			36	36	None
30043003S	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044002S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044003S	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044006S	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044008S	0.43	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044016S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044020S	2.55	Low Density Residential	R1B	Vacant	2.8			7	7	None
30045010S	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045011S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045012S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047004S	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047012S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048004S	0.61	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048005S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048006S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048007S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048009S	0.69	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048014S	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049016S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049022S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050006S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30050007S	0.42	Low Density Residential	R1B	Vacant	2.8				1	1
30050010S	0.40	Low Density Residential	R1B	Vacant	2.8				1	None
30050011S	0.45	Low Density Residential	R1B	Vacant	2.8				1	None
30050012S	0.52	Low Density Residential	R1B	Vacant	2.8				1	None
30050015S	0.47	Low Density Residential	R1B	Vacant	2.8				1	None
30050016S	0.39	Low Density Residential	R1B	Vacant	2.8				1	None
30050017S	0.74	Low Density Residential	R1B	Vacant	2.8				2	None
30050037S	0.53	Low Density Residential	R1B	Vacant	2.8				1	None
30051002S	0.41	Low Density Residential	R1B	Vacant	2.8				1	None
30051003S	0.40	Low Density Residential	R1B	Vacant	2.8				1	None
30051004S	0.45	Low Density Residential	R1B	Vacant	2.8				1	None
30051005S	0.59	Low Density Residential	R1B	Vacant	2.8				1	None
30051006S	0.59	Low Density Residential	R1B	Vacant	2.8				1	None
30051008S	0.83	Low Density Residential	R1B	Vacant	2.8				2	None
30052005S	0.58	Low Density Residential	R1B	Vacant	2.8				1	None
30052006S	0.49	Low Density Residential	R1B	Vacant	2.8				1	None
30055003	1.02	Low Density Residential	R1B	Vacant	2.8				2	None
30055004	0.72	Low Density Residential	R1B	Vacant	2.8				2	None
30055005	0.45	Low Density Residential	R1B	Vacant	2.8				1	None
30055006	0.58	Low Density Residential	R1B	Vacant	2.8				1	None
30055007	0.52	Low Density Residential	R1B	Vacant	2.8				1	None
30055023	0.38	Low Density Residential	R1B	Vacant	2.8				1	None
30055024	0.59	Low Density Residential	R1B	Vacant	2.8				1	None
30055026	0.53	Low Density Residential	R1B	Vacant	2.8				1	None
30055027	0.71	Low Density Residential	R1B	Vacant	2.8				1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30056002	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056003	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056004	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056006	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056007	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056009	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056010	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056011	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056012	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056013	0.71	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056014	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056015	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056016	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056017	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056022	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057001	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057002	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057003	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057004	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057006	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057007	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30057009	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057010	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057011	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057012	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057013	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057014	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057015	0.83	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057016	0.66	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057017	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057018	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057021	4.77	Low Density Residential	R1B	Vacant	2.8			13	13	None
30058001	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058002	0.70	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058003	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058004	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058005	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058006	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058007	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058008	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058009	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058010	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058011	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058012	0.74	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058013	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058014	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
42512149	0.58	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42512210	0.88	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			2	2	None
42512212	0.43	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42517119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42523222	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
42525211	0.40	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42530115	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42530206	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
42530209	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
42605110	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42607109	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42607227	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42613210	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
42624119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42629104	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42632112	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
46215305	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
46316032	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
47212008	0.82	Low Density Residential	R1B	Vacant	2.8			2	2	None
47417032	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
47420027	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
50011020S	0.44	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103211	2.03	Medium Low Density Residential	R1B	Vacant	2.8			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
50103611	0.39	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103622	0.51	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50106003S	0.50	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
57101033S	2.43	Low Density Residential	R1B	Vacant	2.8			6	6	None
57101035S	2.02	Low Density Residential	R1B	Vacant	2.8			5	5	None
57101036S	1.26	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101037S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
57101038S	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
57101039S	1.28	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101043S	21.05	Low Density Residential	R1B	Vacant	2.8			58	58	None
57110102	2.03	Low Density Residential	R1B	Vacant	2.8			5	5	None
57110103	2.77	Low Density Residential	R1B	Vacant	2.8			7	7	None
57116023S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57117010S	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
57117020S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
57118012S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57120061S	2.00	Low Density Residential	R1B	Vacant	2.8			5	5	None
58009004	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009009	0.47	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009015	1.40	Low Density Residential	R1B	Vacant	2.8			3	3	None
58009016	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
58010027	2.17	Low Density Residential	R1B	Vacant	2.8			6	6	None
58010028	1.30	Low Density Residential	R1B	Vacant	2.8			3	3	None
58010030	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011002	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
58011008	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011032	3.78	Low Density Residential	R1B	Vacant	2.8			10	10	None
58012009	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
58012035	1.21	Low Density Residential	R1B	Vacant	2.8			3	3	None
58013008	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013019	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013021	6.53	Low Density Residential	R1B	Vacant	2.8			18	18	None
58013025	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
13092020	1.10	Mountain Residential	R1B	Vacant	2.8			3	3	None
13092022	5.36	Mountain Residential	R1B	Vacant	2.8			15	15	None
13092034	1.05	Mountain Residential	R1B	Vacant	2.8			2	2	None
13007226S	25.00	Mountain Residential	R1B	Vacant	2.8			70	70	None
13007231	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007232	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007233	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007234	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13057013	20.00	Mountain Residential	R1B	Vacant	2.8			56	56	None
30054232	6.25	Medium Low Density Residential	R1B	Vacant	2.8			17	17	None
<i>Subtotal</i>	<i>686.49</i>					<i>0</i>	<i>0</i>	<i>1,730</i>	<i>1,730</i>	
30029052	6.50	Low Density Residential	R1E	Vacant	2.8			18	18	None
30029045	1.00	Low Density Residential	R1E	Vacant	2.8			2	2	None
30029053	2.01	Low Density Residential	R1E	Vacant	2.8			5	5	None
40616126	0.97	Low Density 37,500 sq ft lot	R1E	Vacant	2.8			2	2	None
<i>Subtotal</i>	<i>10.48</i>					<i>0</i>	<i>0</i>	<i>27</i>	<i>27</i>	
40608118	1.16	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			3	3	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
40608137	2.56	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				7	7
40608146	2.28	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				6	6
40609147	2.27	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				6	6
41512035	0.97	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535020	0.90	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535021	0.92	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535023	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535025	0.88	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535027	0.79	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41535030	0.40	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				1	1
41535032	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
41536015	1.03	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8				2	2
<i>Subtotal</i>		<i>16.18</i>				0	0	39	<i>39</i>	
05323027S	4.30	Low Density Residential	RA	Vacant	2.8				12	12
04128049	0.48	Low Density Residential	RA	Vacant	2.8				1	1
04128051	0.45	Low Density Residential	RA	Vacant	2.8				1	1
04128054	0.66	Low Density Residential	RA	Vacant	2.8				1	1
04128087	0.77	Low Density Residential	RA	Vacant	2.8				2	2
04128089	1.07	Low Density Residential	RA	Vacant	2.8				2	2
05323006S	0.53	Low Density Residential	RA	Vacant	2.8				1	1
05323053	0.68	Low Density Residential	RA	Vacant	2.8				1	1
05716016	1.57	Low Density Residential	RA	Vacant	2.8				4	4
05719029	1.76	Medium Density Residential	RA	Vacant	2.8				4	4
05719031	2.12	Medium Density Residential	RA	Vacant	2.8				5	5
05722338	0.44	Medium Density Residential	RA	Vacant	2.8				1	1

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
05722347	0.92	Medium Density Residential	RA	Vacant	2.8				2	2	None
30014020	0.93	Medium Density Residential	RA	Vacant	2.8				2	2	None
30018034	8.10	Low Density Residential	RA	Vacant	2.8				22	22	None
30018035	7.29	Low Density Residential	RA	Vacant	2.8				20	20	None
30020002	0.37	Highway Commercial	RA	Vacant	2.8				1	1	None
30041002	0.82	Low Density Residential	RA	Vacant	2.8				2	2	None
30041011	1.01	Low Density Residential	RA	Vacant	2.8				2	2	None
30041014	0.83	Low Density Residential	RA	Vacant	2.8				2	2	None
33412053	2.27	Low Density Residential	RA	Vacant	2.8				6	6	None
33416013	16.91	Low Density Residential Reserve	RA	Vacant	2.8				47	47	None
41628405	0.39	Medium Low Density Residential	RA	Vacant	2.8				1	1	None
45604710	0.75	Low Density Residential	RA	Vacant	2.8				2	2	None
45604824	1.19	Low Density Residential	RA	Vacant	2.8				3	3	None
46309011	1.63	Medium Density Residential	RA	Vacant	2.8				4	4	None
46309059	1.42	Medium Density Residential	RA	Vacant	2.8				3	3	None
46314001	1.83	Medium Density Residential	RA	Vacant	2.8				5	5	None
46314003	1.99	Medium Density Residential	RA	Vacant	2.8				5	5	None
46314009	0.89	Medium Density Residential	RA	Vacant	2.8				2	2	None
<i>Subtotal</i>	<i>64.37</i>					<i>0</i>	<i>0</i>	<i>0</i>	<i>166</i>	<i>166</i>	
13825023	1.34	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
30828007	0.12	Rural Residential	RR	Vacant	1.0				2	2	None
56601305	0.07	Rural Residential	RR	Vacant	1.0				4	4	None
58116003	10.00	Rural Residential	RR	Vacant	1.0				10	10	None
13825024	1.95	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
11820354	2.62	Foothill Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12881001	0.73	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
12881015	0.63	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
5338026	1.15	Rural Residential	RR	Vacant	1.0			1	1	None
11011001	6.15	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
11602002	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11602003	17.26	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
11614012	4.49	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11802090	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820217	3.15	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820224	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820226	1.84	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820246	1.83	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820311	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820327	5.02	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820340	25.47	Foothill Rural Residential	RR	Vacant	1.0			25	25	None
11820348	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820352	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11820355	1.52	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820356	4.24	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11824125	10.05	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824126	10.08	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824129	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11841357	1.18	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11841367	5.27	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11842215	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
11842250	8.46	Foothill Rural Residential	RR	Vacant	1.0				8	8	None
11842257	40.08	Foothill Rural Residential	RR	Vacant	1.0				40	40	None
11853002	4.35	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
11854038	5.27	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11854042	4.98	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
11854043	4.98	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
11854044	4.45	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
11854052	20.45	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
11854057	5.42	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11854059	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11854060	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11855028	4.95	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
11855061	3.10	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
11855066	15.16	Foothill Rural Residential	RR	Vacant	1.0				15	15	None
11855067	14.31	Foothill Rural Residential	RR	Vacant	1.0				14	14	None
11855072	2.95	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
118558007	5.01	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11858017	15.15	Foothill Rural Residential	RR	Vacant	1.0				15	15	None
11858030	5.13	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11861008	7.60	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
11861009	7.60	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
11861018	6.99	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
11861019	2.52	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
11861020	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
11861024	1.04	Foothill Rural Residential	RR	Vacant	1.0				1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
11861026	2.91	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11861035	5.82	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861036	9.90	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12809123	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809145	5.24	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809154	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809155	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809156	18.74	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12809166	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12812115	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812118	8.43	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12812127	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812129	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812133	7.59	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12812141	2.15	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12814006S	9.31	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12815043	2.42	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12815056	17.56	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12817002	6.23	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12817003	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12817006	2.08	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12817007	1.71	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817013	1.75	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817014	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817036	1.07	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
12818004	4.48	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12818010	1.67	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12819002	2.56	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12819004	3.10	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12819008	2.48	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12819020	3.21	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12819024	2.38	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12819025	2.98	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12819028	1.15	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12821033	1.31	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12823039	20.00	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
12823040	20.00	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
12824306	1.21	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12824507	1.47	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12827032	1.04	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12830101	6.94	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
12830103	4.16	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12830107	7.10	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
12830110	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12830111	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12830115	4.89	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12830120	1.63	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12830125	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12830133	5.07	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12830138	2.26	Foothill Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12830145	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830205	5.06	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830207	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830208	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830213	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830214	2.25	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830215	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12831010	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831011	3.55	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831012	1.34	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831013	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831017	3.70	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831026	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831027	1.11	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831028	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831030	1.42	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831034	2.41	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832038	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12832046	3.29	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12832066	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832068	2.94	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12833006	19.44	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12833007	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12833011	4.69	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833013	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
12833019	4.98	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12833031	4.55	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12833039	3.82	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12833040	1.50	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12833041	5.63	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12833042	2.12	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12833043	5.45	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12834005	6.63	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
12834008	3.12	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12834009	2.08	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12834014	2.55	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12834015	2.55	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12834033	4.25	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12834051	2.35	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12834054	8.29	Foothill Rural Residential	RR	Vacant	1.0				8	8	None
12834055	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12834057	10.00	Foothill Rural Residential	RR	Vacant	1.0				10	10	None
12834060	9.57	Foothill Rural Residential	RR	Vacant	1.0				9	9	None
12834069	1.03	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12834070	14.43	Foothill Rural Residential	RR	Vacant	1.0				14	14	None
12834072	19.40	Foothill Rural Residential	RR	Vacant	1.0				19	19	None
12835002	40.00	Foothill Rural Residential	RR	Vacant	1.0				40	40	None
12835004	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12835005	2.93	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12835027	4.50	Foothill Rural Residential	RR	Vacant	1.0				4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12835030	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12835031	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835032	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835034	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835055	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835056	12.02	Foothill Rural Residential	RR	Vacant	1.0			12	12	None
12835058	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12835080	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12835083	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835090	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12835093	4.40	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843047	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843054	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843068	2.28	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12843071	14.74	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12843073	14.51	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12844147	4.05	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12844154	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845045	4.55	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12845046	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845061	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12846101	9.38	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12846114	5.21	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846138	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846141	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
12846142	4.98	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12846147	1.30	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12847074	18.00	Foothill Rural Residential	RR	Vacant	1.0				18	18	None
12848015	5.47	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12852002	2.77	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12852006	7.96	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
12854036	7.40	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
12854043	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12854044	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12854059	3.46	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12855047	1.40	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12855053	4.41	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
12855058	1.07	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12855062	2.45	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12856006	3.25	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
12859021	2.18	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
12860014	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12860018	5.29	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12860020	5.23	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12860022	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
12860024	21.61	Foothill Rural Residential	RR	Vacant	1.0				21	21	None
12863037	1.25	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
12868014	8.85	Foothill Rural Residential	RR	Vacant	1.0				8	8	None
12868017	10.86	Foothill Rural Residential	RR	Vacant	1.0				10	10	None
12868020	5.48	Foothill Rural Residential	RR	Vacant	1.0				5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12868037	14.71	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12868045	5.96	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868049	15.01	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
12868051	6.21	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12868053	5.23	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868065	10.58	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868066	10.60	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868078	5.30	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868079	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12869005	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12869019	10.33	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12871002	17.34	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871009	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871010	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871018	18.73	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12871020	19.54	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871024	20.18	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12871026	19.62	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871030	8.32	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871031	8.10	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871032	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12871035	4.46	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12871036	3.96	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871037	3.88	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871038	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12871039	5.97	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871040	8.98	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871043	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871044	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871048	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871050	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12874004	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874007	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874008	4.87	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874014	2.67	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874018	2.10	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874021	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877001	4.67	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877002	4.27	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877008	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12877023	6.83	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12877034	10.10	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12877044	2.60	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877054	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877056	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877057	1.99	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12888001	21.48	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
12888002	10.63	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12888003	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12888004	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12880005	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880006	10.67	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880007	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880008	5.39	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880009	8.63	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12881004	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881005	3.41	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881006	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881010	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881013	2.11	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13015028	1.30	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13015072	42.09	Foothill Rural Residential	RR	Vacant	1.0			42	42	None
13015081	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13018028	3.52	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
13019112	4.75	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019114	2.69	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019214	2.33	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019217	4.22	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019228	37.64	Foothill Rural Residential	RR	Vacant	1.0			37	37	None
13019229S	2.59	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13034111	1.60	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13037010	5.62	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13037020	5.59	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13037021	2.35	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
13039024	1.66	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
13039025	1.91	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
13039028	1.45	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
13039045	1.46	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
13040507	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
13045008	1.95	Foothill Rural Residential	RR	Vacant	1.0				1	1	None
13045039	5.25	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
13046026	9.76	Foothill Rural Residential	RR	Vacant	1.0				9	9	None
13046035	4.15	Foothill Rural Residential	RR	Vacant	1.0				4	4	None
13046046	20.00	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
13046047	20.00	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
13046049	6.59	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
13046050	5.00	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
13046051	5.01	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
13046052	8.28	Foothill Rural Residential	RR	Vacant	1.0				8	8	None
13048018	10.54	Foothill Rural Residential	RR	Vacant	1.0				10	10	None
13048044	2.29	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
13048047	7.98	Foothill Rural Residential	RR	Vacant	1.0				7	7	None
13048048	5.26	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
13048049	10.20	Foothill Rural Residential	RR	Vacant	1.0				10	10	None
13048052	6.17	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
13048053	6.84	Foothill Rural Residential	RR	Vacant	1.0				6	6	None
13048054	5.01	Foothill Rural Residential	RR	Vacant	1.0				5	5	None
13048056	6.63	Foothill Rural Residential	RR	Vacant	1.0				6	6	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13050013	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13050027	33.00	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13050029	4.96	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13050033	2.56	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13050037	7.63	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13055012	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055020	5.13	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055023	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13055024	2.73	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13071002	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13071005	7.17	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13071007	9.39	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
13077012	33.92	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13094006	4.00	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094009	4.29	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094010	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13816040	2.63	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13816045	16.80	Foothill Rural Residential	RR	Vacant	1.0			16	16	None
13823007	20.22	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13823012	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823024	2.98	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13823033	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823035	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823050	10.68	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13823053	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
13823055	5.32	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826007	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826010	5.17	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826020	5.15	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13846005	1.41	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13846006	1.63	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13846007	7.98	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13846010	3.59	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
14003167	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003168	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003169	5.11	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003173	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023142	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023161	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14023175	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14023184	2.39	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025231	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025238	2.54	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025402	4.79	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025414	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14028134	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14028141	2.51	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14036003	20.45	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
14036004	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14036005	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
15031001S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15031006S	5.88	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15032006S	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032010S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032011S	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032012S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032024S	1.88	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15033006	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033007	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033010	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033015	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033017	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15033024	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033025	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033029	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15308054	6.92	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15308061	6.46	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15320036	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15321011	1.49	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321013	1.50	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321021	2.49	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15322020S	5.70	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
15322021S	4.31	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
15322022S	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15325006	3.09	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15325010	1.00	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15327017	4.61	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
16025004	1.17	Mountain Urban	RR	Vacant	1.0			1	1	None
16025054	6.00	Mountain Urban	RR	Vacant	1.0			6	6	None
18527023	5.68	Mountain Urban	RR	Vacant	1.0			5	5	None
18527031	2.43	Mountain Urban	RR	Vacant	1.0			2	2	None
18527049	7.45	Mountain Urban	RR	Vacant	1.0			7	7	None
18527050	2.53	Mountain Urban	RR	Vacant	1.0			2	2	None
18527051	2.02	Mountain Urban	RR	Vacant	1.0			2	2	None
18527052	3.00	Mountain Urban	RR	Vacant	1.0			3	3	None
18545005	4.16	Mountain Urban	RR	Vacant	1.0			4	4	None
18545014	5.00	Mountain Urban	RR	Vacant	1.0			5	5	None
19011004	1.33	Mountain Urban	RR	Vacant	1.0			1	1	None
19011018	2.00	Mountain Urban	RR	Vacant	1.0			2	2	None
19011068	2.92	Mountain Urban	RR	Vacant	1.0			2	2	None
19011081	4.90	Mountain Urban	RR	Vacant	1.0			4	4	None
30023006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023007	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023008	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023009	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30023012	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023013	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023014	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024026	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024027	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024028	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024029	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024030	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024031	2.23	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024032	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024033	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024034	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024035	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024036	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30036015	14.13	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
30036016	13.24	Foothill Rural Residential	RR	Vacant	1.0			13	13	None
30036019	7.24	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
30036020	1.45	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
30036021	15.20	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036022	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30036025	4.35	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30036026	15.51	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036028	6.18	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
30036037	19.17	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
30036038	4.84	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
30037032	21.35	Foothill Rural Residential	RR	Vacant	1.0				21	21	None
30037033	20.56	Foothill Rural Residential	RR	Vacant	1.0				20	20	None
30053002	1.35	Rural Residential	RR	Vacant	1.0				1	1	None
30059001	2.02	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059002	2.02	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059003	2.04	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059004	2.07	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059006	2.42	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059007	2.03	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059008	2.43	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059010	2.03	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059011	2.06	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059012	2.05	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059013	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059014	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059015	2.01	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059019	2.01	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059020	2.01	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059021	2.03	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059022	3.23	Foothill Rural Residential	RR	Vacant	1.0				3	3	None
30059023	2.17	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059033	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059035	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059037	2.00	Foothill Rural Residential	RR	Vacant	1.0				2	2	None
30059038	2.12	Foothill Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30060001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060002	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060003	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060004	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060009	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060010	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060012	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060013	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060014	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060015	2.24	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060017	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060018	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060019	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060020	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061001	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061002	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061003	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061004	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061007	2.48	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30061008	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061009	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061011	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061012	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061014	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061015	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062004	4.47	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30062005	3.73	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30062006	2.68	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062007	5.68	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
30062008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062010	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30803626	0.13	Rural Residential	RR	Vacant	1.0	0		0	0	None
30805226	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805228	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805260	1.80	Rural Residential	RR	Vacant	1.0			2	2	None
30805286	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30805314	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30808128S	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30808130S	2.13	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30808131S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30808133S	3.51	Rural Residential	RR	Vacant	1.0			3	3	None
30808134S	3.56	Rural I Residential	RR	Vacant	1.0			3	3	None
30808135S	3.08	Rural I Residential	RR	Vacant	1.0			3	3	None
30815021	9.93	Rural Residential	RR	Vacant	1.0			10	10	None
30815045	2.92	Rural Residential	RR	Vacant	1.0			2	2	None
30815053	2.18	Rural I Residential	RR	Vacant	1.0			2	2	None
30816019	2.12	Rural Residential	RR	Vacant	1.0			2	2	None
30816029	4.68	Rural Residential	RR	Vacant	1.0			4	4	None
30817025	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30818222	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30822003S	2.39	Rural Residential	RR	Vacant	1.0			2	2	None
30822024S	2.23	Rural I Residential	RR	Vacant	1.0			2	2	None
30822048S	1.99	Rural I Residential	RR	Vacant	1.0			2	2	None
30823101S	3.60	Rural Residential	RR	Vacant	1.0			3	3	None
30823102S	4.87	Rural Residential	RR	Vacant	1.0			4	4	None
30823411S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30823427S	2.60	Rural I Residential	RR	Vacant	1.0			2	2	None
30826136S	7.00	Rural Residential	RR	Vacant	1.0			6	6	None
30827019S	2.32	Rural I Residential	RR	Vacant	1.0			2	2	None
30827076	2.98	Rural Residential	RR	Vacant	1.0			3	3	None
30831078	2.07	Rural Residential	RR	Vacant	1.0			2	2	None
30831079	2.11	Rural Residential	RR	Vacant	1.0			2	2	None
30831080	2.12	Rural I Residential	RR	Vacant	1.0			2	2	None
30832148	2.19	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
30832155	1.97	Rural Residential	RR	Vacant	1.0				2	2	None
30832162	2.08	Rural Residential	RR	Vacant	1.0				2	2	None
30832164	2.00	Rural Residential	RR	Vacant	1.0				1	1	None
30832165	2.03	Rural Residential	RR	Vacant	1.0				1	1	None
30832168S	2.08	Rural Residential	RR	Vacant	1.0				2	2	None
30832169S	2.00	Rural Residential	RR	Vacant	1.0				2	2	None
30832201	4.03	Rural Residential	RR	Vacant	1.0				4	4	None
30832202	1.99	Rural Residential	RR	Vacant	1.0				2	2	None
30832214	2.47	Rural Residential	RR	Vacant	1.0				1	1	None
30832415S	2.30	Rural Residential	RR	Vacant	1.0				2	2	None
30832416S	2.33	Rural Residential	RR	Vacant	1.0				2	2	None
30834005	2.30	Rural Residential	RR	Vacant	1.0				2	2	None
30834016	2.29	Rural Residential	RR	Vacant	1.0				1	1	None
30834017	2.30	Rural Residential	RR	Vacant	1.0				2	2	None
30834027	2.23	Rural Residential	RR	Vacant	1.0				2	2	None
30836002S	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30836010S	1.97	Rural Residential	RR	Vacant	1.0				2	2	None
30836013S	2.06	Rural Residential	RR	Vacant	1.0				2	2	None
30838001S	2.06	Rural Residential	RR	Vacant	1.0				2	2	None
30839038	2.32	Rural Residential	RR	Vacant	1.0				2	2	None
30839044	1.73	Rural Residential	RR	Vacant	1.0				1	1	None
30839049S	7.45	Rural Residential	RR	Vacant	1.0				7	7	None
30903503S	2.33	Rural Residential	RR	Vacant	1.0				2	2	None
30906107	13.04	Rural Residential	RR	Vacant	1.0				13	13	None
30906136	2.47	Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30914015	2.43	Rural Residential	RR	Vacant	1.0			2	2	None
30914044	2.74	Rural Residential	RR	Vacant	1.0			2	2	None
30914063	2.57	Rural Residential	RR	Vacant	1.0			2	2	None
30914066	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30918047	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
30918049	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30918050S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918051S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918052S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30924213	2.09	Rural Residential	RR	Vacant	1.0			2	2	None
30924256	3.91	Rural Residential	RR	Vacant	1.0			3	3	None
30924259	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30925123	3.93	Rural Residential	RR	Vacant	1.0			3	3	None
30925131	1.85	Rural Residential	RR	Vacant	1.0			2	2	None
30925153	2.52	Rural Residential	RR	Vacant	1.0			2	2	None
30925164S	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30925165S	1.96	Rural Residential	RR	Vacant	1.0			2	2	None
30926032	5.13	Rural Residential	RR	Vacant	1.0			4	4	None
30926042	1.20	Rural Residential	RR	Vacant	1.0			1	1	None
30926059S	2.29	Rural Residential	RR	Vacant	1.0			2	2	None
30926060S	2.37	Rural Residential	RR	Vacant	1.0			2	2	None
30926062S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30926071	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30926072	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30926073	2.00	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
30926074	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30926082	2.17	Rural Residential	RR	Vacant	1.0				2	2	None
30926084	1.94	Rural Residential	RR	Vacant	1.0				2	2	None
30926086	2.03	Rural Residential	RR	Vacant	1.0				2	2	None
30927204	2.31	Rural Residential	RR	Vacant	1.0				2	2	None
30927241	1.71	Rural Residential	RR	Vacant	1.0				1	1	None
30927250	1.89	Rural Residential	RR	Vacant	1.0				1	1	None
30934007S	2.48	Rural Residential	RR	Vacant	1.0				2	2	None
30934057S	2.21	Rural Residential	RR	Vacant	1.0				2	2	None
30935118	1.97	Rural Residential	RR	Vacant	1.0				2	2	None
30935206	1.99	Rural Residential	RR	Vacant	1.0				2	2	None
30936010S	2.24	Rural Residential	RR	Vacant	1.0				2	2	None
30937003	7.85	Rural Residential	RR	Vacant	1.0				7	7	None
30937010	2.91	Rural Residential	RR	Vacant	1.0				2	2	None
30937014	2.38	Rural Residential	RR	Vacant	1.0				2	2	None
30937021	2.10	Rural Residential	RR	Vacant	1.0				2	2	None
30938018S	7.37	Rural Residential	RR	Vacant	1.0				7	7	None
30938029	4.69	Rural Residential	RR	Vacant	1.0				4	4	None
30939003	2.20	Rural Residential	RR	Vacant	1.0				2	2	None
30939005	2.14	Rural Residential	RR	Vacant	1.0				2	2	None
30939006	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30939007	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30939009	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30939011	2.04	Rural Residential	RR	Vacant	1.0				2	2	None
30939012	2.00	Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30939013	2.53	Rural Residential	RR	Vacant	1.0			2	2	None
30939014	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30939015	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939016	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939017	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30939018	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939019	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939020	2.41	Rural Residential	RR	Vacant	1.0			2	2	None
30939021	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30939022	2.26	Rural Residential	RR	Vacant	1.0			2	2	None
30939023	2.49	Rural Residential	RR	Vacant	1.0			2	2	None
30939024	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939025	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939026	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939027	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939029	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939031	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939032	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940001	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940002	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940003	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940004	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30940005	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940006	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940007	2.00	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
30940008	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30940009	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30940010	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30940011	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30940012	2.08	Rural Residential	RR	Vacant	1.0				2	2	None
30940013	2.07	Rural Residential	RR	Vacant	1.0				2	2	None
30940014	2.02	Rural Residential	RR	Vacant	1.0				2	2	None
30940015	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30940016	2.01	Rural Residential	RR	Vacant	1.0				2	2	None
30940017	2.00	Rural Residential	RR	Vacant	1.0				2	2	None
30940018	2.00	Rural Residential	RR	Vacant	1.0				2	2	None
30941023	2.49	Rural Residential	RR	Vacant	1.0				2	2	None
30941024	1.96	Rural Residential	RR	Vacant	1.0				2	2	None
30941026	1.95	Rural Residential	RR	Vacant	1.0				2	2	None
30941027	1.98	Rural Residential	RR	Vacant	1.0				2	2	None
30941028	1.99	Rural Residential	RR	Vacant	1.0				2	2	None
30941029	1.99	Rural Residential	RR	Vacant	1.0				2	2	None
33423116	3.06	Rural Density Residential	RR	Vacant	1.0				4	4	None
40409033	2.10	Rural Residential	RR	Vacant	1.0				2	2	None
55303013	4.94	Rural Residential	RR	Vacant	1.0				4	4	None
55305208	2.46	Rural Residential	RR	Vacant	1.0				9	9	None
55305209	2.46	Rural Residential	RR	Vacant	1.0				2	2	None
55305210	2.48	Rural Residential	RR	Vacant	1.0				2	2	None
55306011	2.03	Rural Residential	RR	Vacant	1.0				2	2	None
55306012	2.04	Rural Residential	RR	Vacant	1.0				2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
55306013	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
55306023	1.91	Rural Residential	RR	Vacant	1.0			2	2	None
55306024	1.88	Rural Residential	RR	Vacant	1.0			2	2	None
55306025	1.94	Rural Residential	RR	Vacant	1.0			2	2	None
55306045	3.62	Rural Residential	RR	Vacant	1.0			3	3	None
55702101	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
55704101S	5.99	Rural Residential	RR	Vacant	1.0			6	6	None
55704201S	5.87	Rural Residential	RR	Vacant	1.0			6	6	None
56502001	2.47	Rural Residential	RR	Vacant	1.0			2	2	None
56502040	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
56503005	2.45	Rural Residential	RR	Vacant	1.0			2	2	None
56504221	1.98	Rural Residential	RR	Vacant	1.0			2	2	None
56601306	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601307	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601308	2.42	Rural Residential	RR	Vacant	1.0			1	1	None
56601309	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601310	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601311	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601312	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601313	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601314	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601315	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601420	4.85	Rural Residential	RR	Vacant	1.0			4	4	None
56601421	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601422	2.42	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
56601423	2.42	Rural Residential	RR	Vacant	1.0				2	2	None
56601424	2.42	Rural Residential	RR	Vacant	1.0				2	2	None
56601425	2.42	Rural Residential	RR	Vacant	1.0				2	2	None
56601426	2.42	Rural Residential	RR	Vacant	1.0				2	2	None
56602110	3.45	Rural Residential	RR	Vacant	1.0				3	3	None
56604029S	1.81	Rural Residential	RR	Vacant	1.0				1	1	None
579060048	2.05	Rural Residential	RR	Vacant	1.0				2	2	None
57906051	2.10	Rural Residential	RR	Vacant	1.0				2	2	None
58108036	0.86	Rural Residential	RR	Vacant	1.0				1	1	None
58108041	2.30	Rural Residential	RR	Vacant	1.0				2	2	None
58114010	2.18	Rural Residential	RR	Vacant	1.0				2	2	None
58116017	2.54	Rural Residential	RR	Vacant	1.0				2	2	None
58116065	5.67	Rural Residential	RR	Vacant	1.0				6	6	None
30825004	0.20	Rural Residential	RR	Vacant	1.0				5	5	None
56602111	0.06	Rural Residential	RR	Vacant	1.0				5	5	None
<i>Subtotal</i>	<i>3,238.99</i>					<i>0</i>	<i>0</i>	<i>0</i>	<i>3,051</i>	<i>3,051</i>	
12865020	7.87	Medium Density Residential	RR5	Vacant	1.0				7	7	None
12878034	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
30033003	20.08	Medium Density Residential	RR5	Vacant	1.0				20	20	None
13040102	5.10	Medium Density Residential	RR5	Vacant	1.0				5	5	None
56601302	4.55	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13851002	6.46	Medium Density Residential	RR5	Vacant	1.0				6	6	None
13851003	6.63	Medium Density Residential	RR5	Vacant	1.0				6	6	None
13046062	10.00	Medium Density Residential	RR5	Vacant	1.0				10	10	None
12882005S	4.09	Medium Density Residential	RR5	Vacant	1.0				4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
12875013	4.97	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12875026	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875047S	5.79	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875050S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876009S	4.74	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12876010S	5.02	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876011S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876014S	6.57	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12876015S	6.07	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12878001	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878005	4.35	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878008	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878009	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878014	4.33	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878020	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878025	4.90	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878030	4.38	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046012	6.52	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13046032	4.72	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046033	4.12	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046057	2.00	Medium Density Residential	RR5	Vacant	1.0			2	2	None
13046059	3.23	Medium Density Residential	RR5	Vacant	1.0			3	3	None
13059012	1.52	Medium Density Residential	RR5	Vacant	1.0			1	1	None
13853003	4.30	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853005	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential		Environmental Constraints
						L	M	AM	L	M	
13853007	4.60	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13853012	4.64	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13854001	3.96	Medium Density Residential	RR5	Vacant	1.0				3	3	None
13854003	4.15	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13854004	4.37	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13854006	5.24	Medium Density Residential	RR5	Vacant	1.0				5	5	None
13854008	4.85	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13854009	5.64	Medium Density Residential	RR5	Vacant	1.0				5	5	None
13854011	4.85	Medium Density Residential	RR5	Vacant	1.0				4	4	None
13854015	9.82	Medium Density Residential	RR5	Vacant	1.0				9	9	None
15320032	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
15321032	5.37	Medium Density Residential	RR5	Vacant	1.0				5	5	None
15331003	3.16	Medium Density Residential	RR5	Vacant	1.0				3	3	None
15331005	5.20	Medium Density Residential	RR5	Vacant	1.0				5	5	None
15331007	11.59	Medium Density Residential	RR5	Vacant	1.0				11	11	None
15331009	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
15331010	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
15831020	3.26	Medium Density Residential	RR5	Vacant	1.0				3	3	Floodway
30033012	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
30033014	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
30033015	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
30033016	5.00	Medium Density Residential	RR5	Vacant	1.0				5	5	None
30033018	4.21	Medium Density Residential	RR5	Vacant	1.0				4	4	None
30033019	4.24	Medium Density Residential	RR5	Vacant	1.0				4	4	None
30033020	7.23	Medium Density Residential	RR5	Vacant	1.0				7	7	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

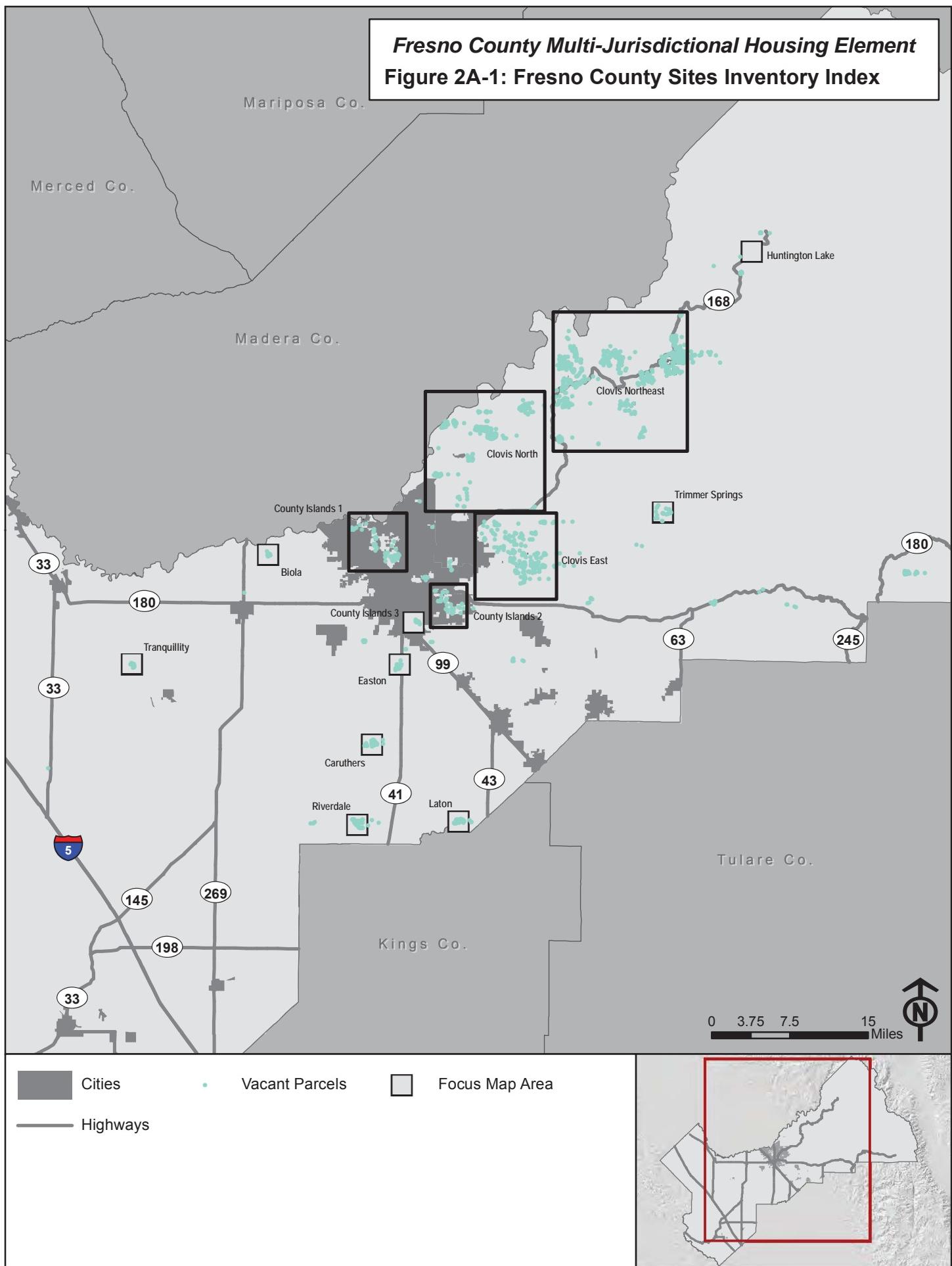
APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30033021	5.51	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30804109	4.84	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30804117	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804118	4.59	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804181	4.13	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804183	4.70	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30810105	4.99	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30810131	9.55	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30810135	10.00	Medium Density Residential	RR5	Vacant	1.0			10	10	None
30810174	2.52	Medium Density Residential	RR5	Vacant	1.0			2	2	None
30818213	5.03	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30819024	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819047	4.79	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819072	5.33	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway
30820011	6.46	Medium Density Residential	RR5	Vacant	1.0			6	6	None
30820033	4.83	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820038	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820054	9.95	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30821027S	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30824023	3.18	Medium Density Residential	RR5	Vacant	1.0			3	3	None
30825023	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829011	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway
30829014	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829031	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30832161	3.98	Medium Density Residential	RR5	Vacant	1.0			3	3	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						L	M	AM		
30832166	1.97	Medium Density Residential	RR5	Vacant	1.0			1	1	None
58105057S	4.98	Medium Density Residential	RR5	Vacant	1.0			4	4	None
58116002	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
58116049S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
<i>Subtotal</i>	<i>4,66.64</i>					<i>0</i>	<i>0</i>	<i>428</i>	<i>428</i>	
	<u>27.60</u>	Friant Ranch SP – Medium High Density Residential	<u>MF</u>	<u>Vacant</u>	<u>18.0</u>	<u>346</u>			<u>346</u>	<u>None</u>
	<u>--</u>	Friant Ranch SP – Village Center	<u>MF/MU</u>	<u>Vacant</u>	<u>--</u>		<u>50</u>		<u>50</u>	<u>None</u>
	<u>331.80</u>	Friant Ranch SP – Single Family	<u>SF</u>	<u>Vacant</u>	<u>Various</u>			<u>2,104</u>	<u>2,104</u>	<u>None</u>
<i>Subtotal</i>	<u>359.40</u>					<u>346</u>	<u>50</u>	<u>2,105</u>	<u>2,500</u>	
Total	5,762.30					2,110	3,373	4,955	13,438	

Source: Fresno County (2015)

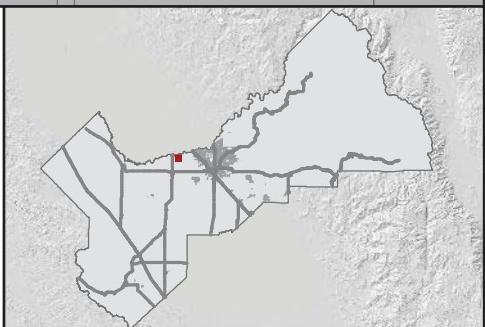
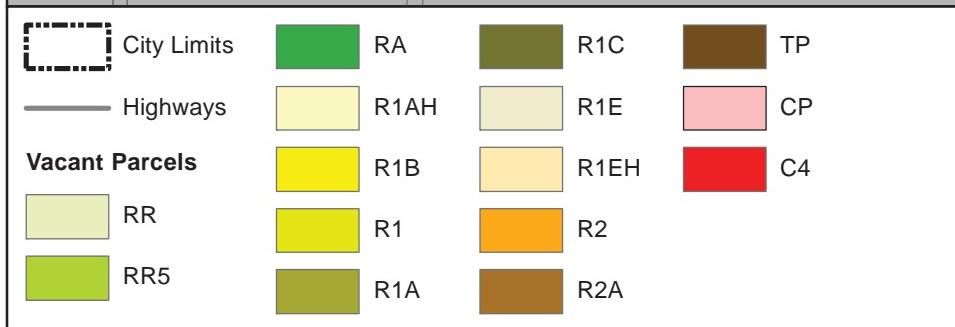
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-1: Fresno County Sites Inventory Index



APPENDIX 2A: COUNTY OF FRESNO

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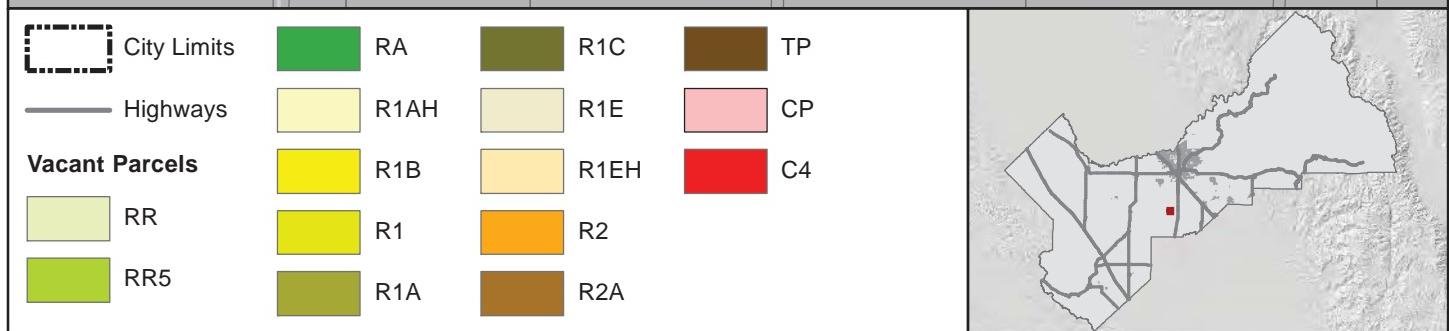
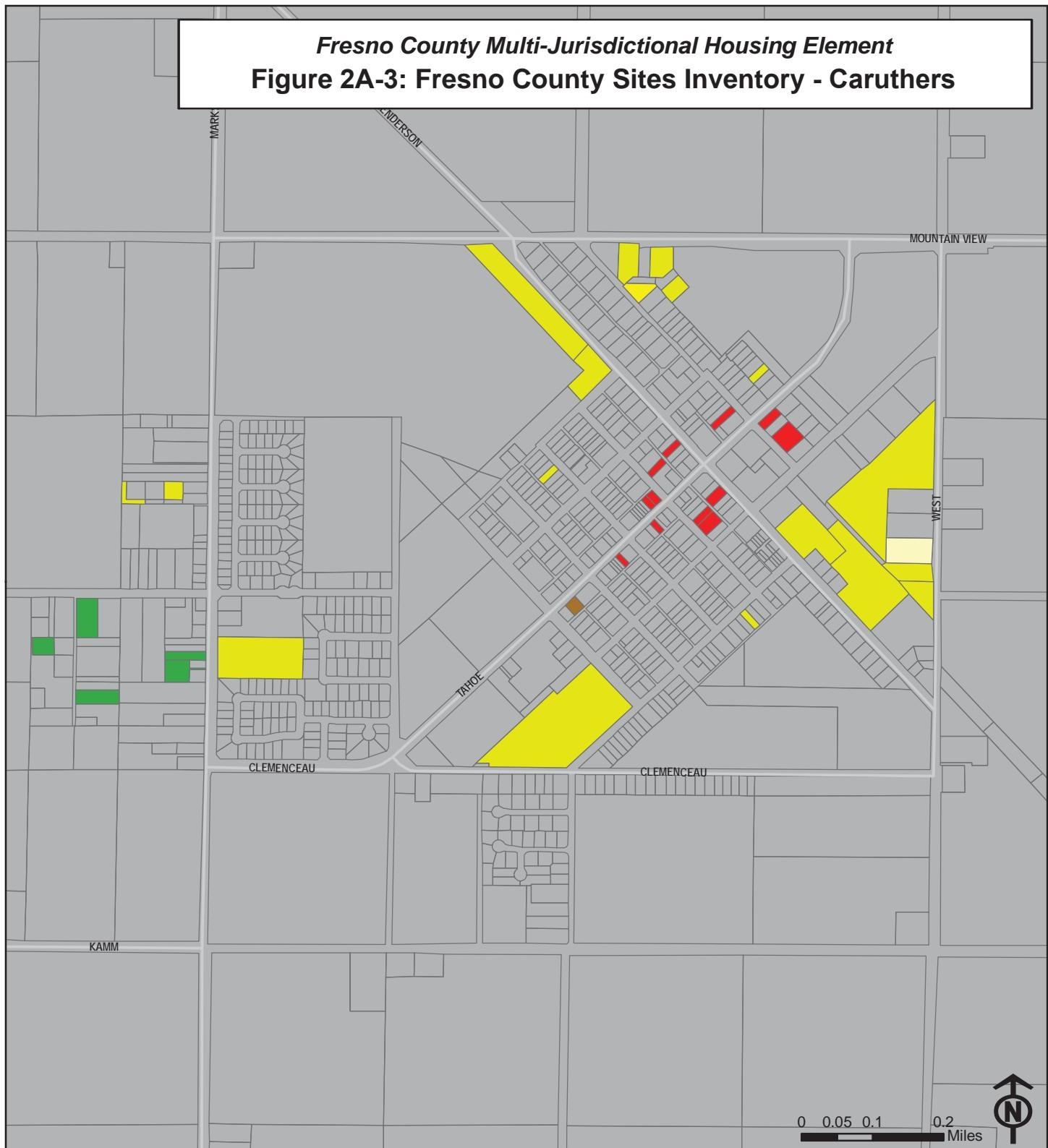
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-2: Fresno County Sites Inventory - Biola



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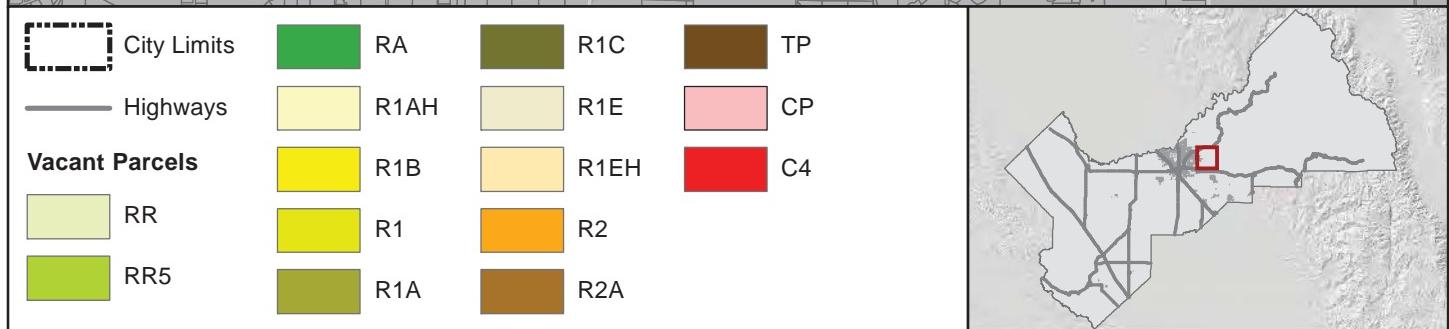
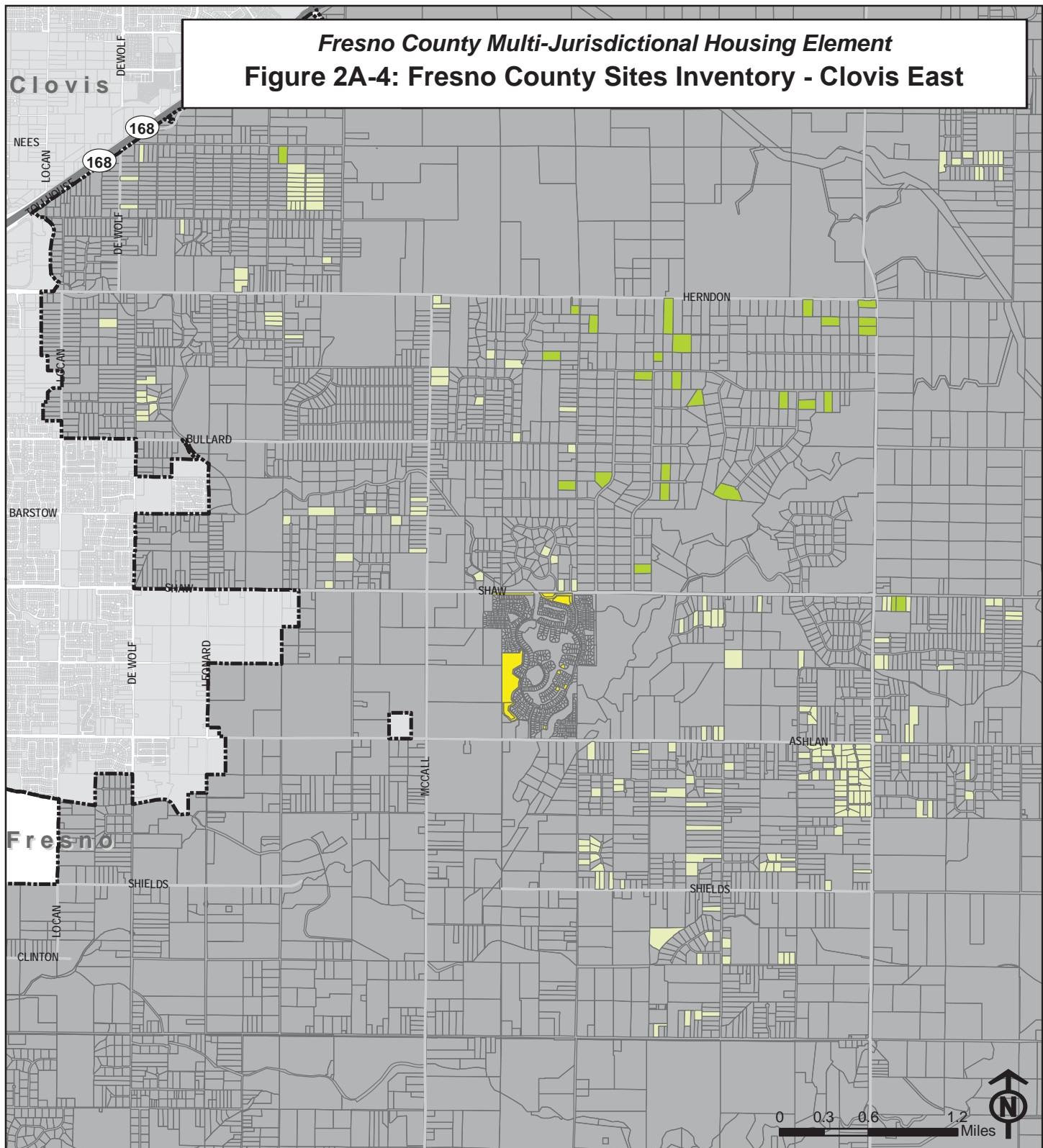
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-3: Fresno County Sites Inventory - Caruthers



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Fresno County Multi-Jurisdictional Housing Element
Figure 2A-4: Fresno County Sites Inventory - Clovis East

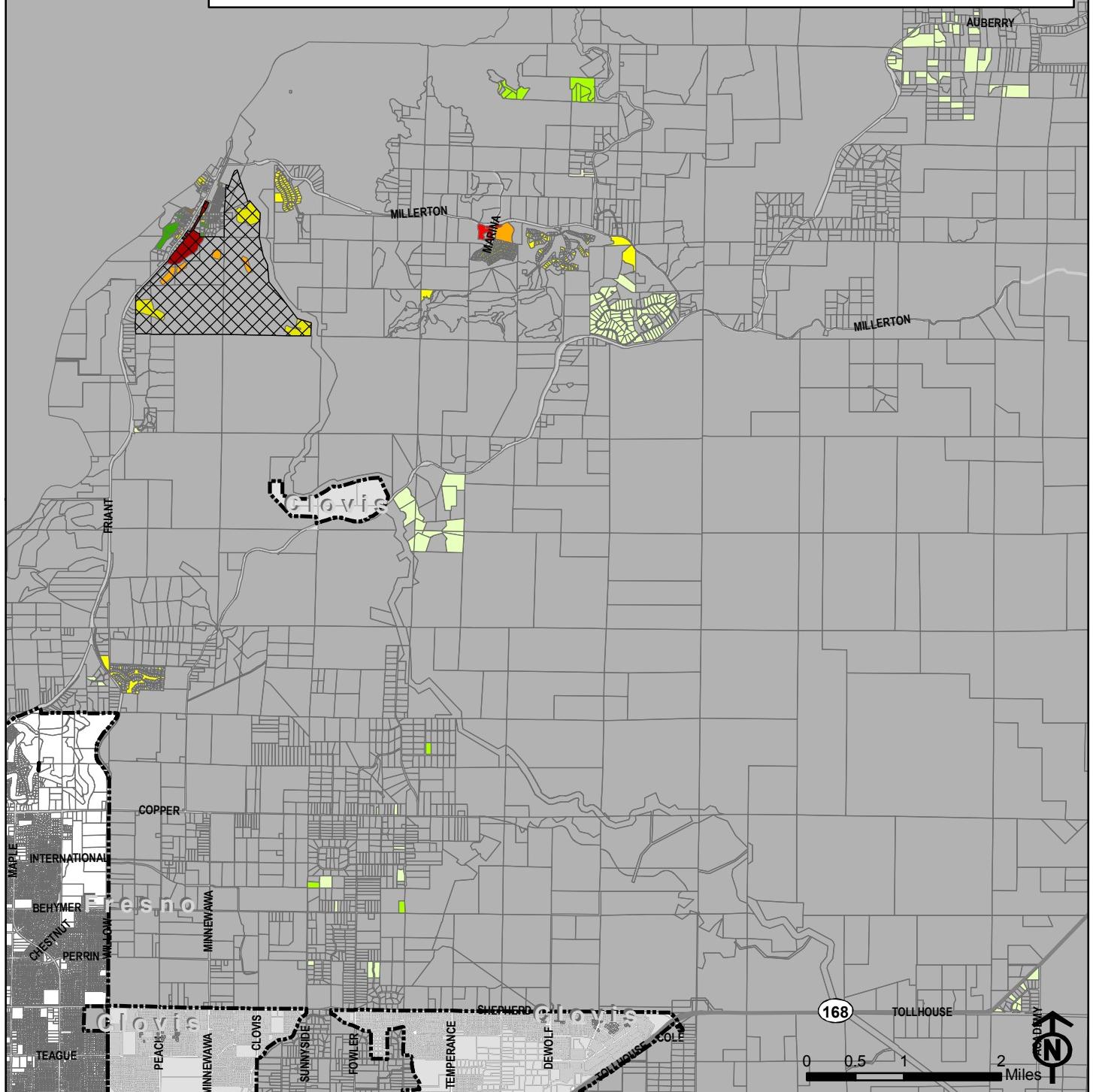


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Fresno County Multi-Jurisdictional Housing Element

Figure 2A-5: Fresno County Sites Inventory - Clovis North



City Limits



Highways

Vacant Parcels



RR



RR5



RA



R1AH



R1B



R1



R1A



R1C



R1E



R1EH



R2



R2A



TP



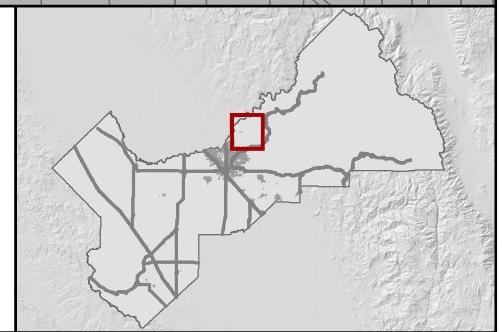
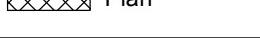
CP



C4



V-C (Friant Ranch)

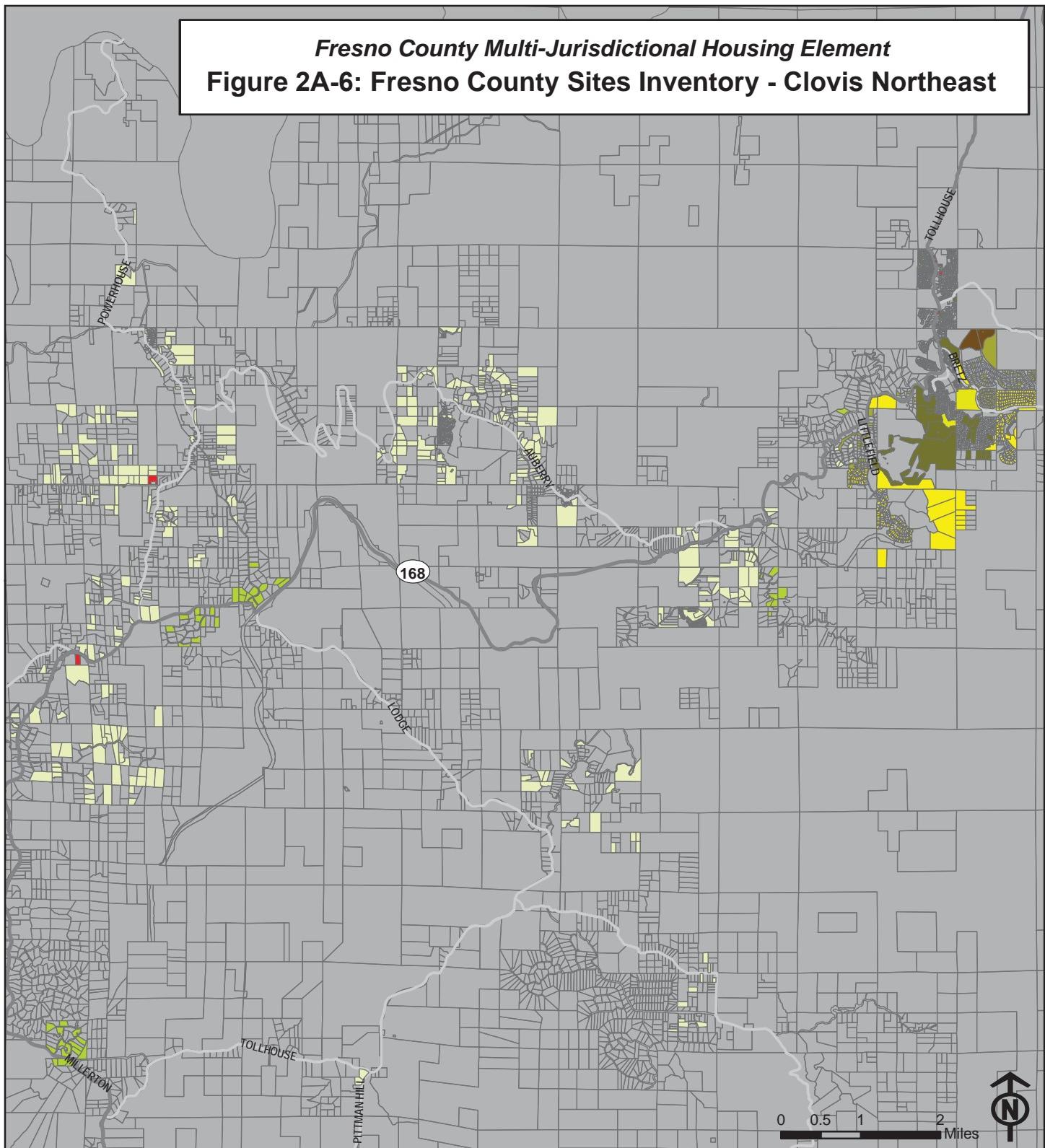


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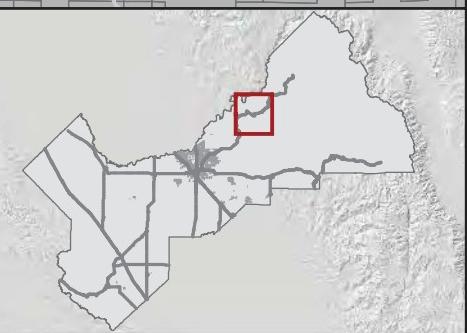
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Fresno County Multi-Jurisdictional Housing Element

Figure 2A-6: Fresno County Sites Inventory - Clovis Northeast



[Dashed Box Icon]	City Limits	[Green Box]	RA	[Olive Green Box]	R1C	[Dark Brown Box]	TP
—	Highways	[Light Yellow Box]	R1AH	[Light Tan Box]	R1E	[Pink Box]	CP
Vacant Parcels		[Yellow Box]	R1B	[Light Orange Box]	R1EH	[Red Box]	C4
[Light Green Box]	RR	[Light Yellow Box]	R1	[Orange Box]	R2		
[Lime Green Box]	RR5	[Olive Green Box]	R1A	[Dark Brown Box]	R2A		

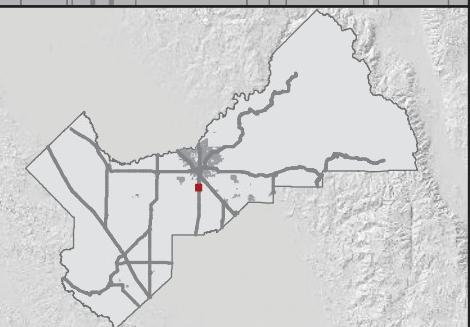
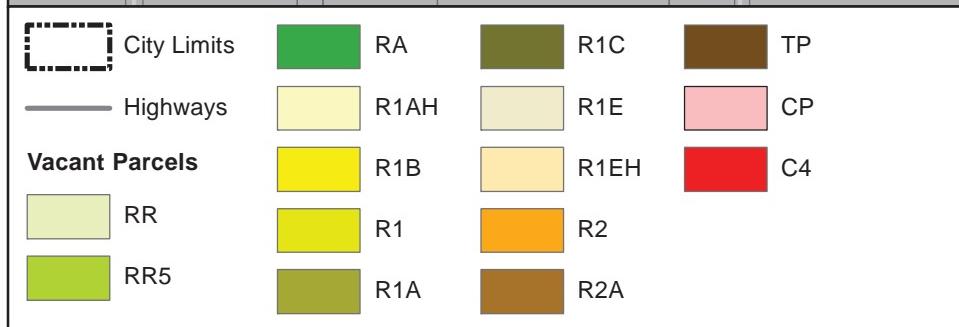
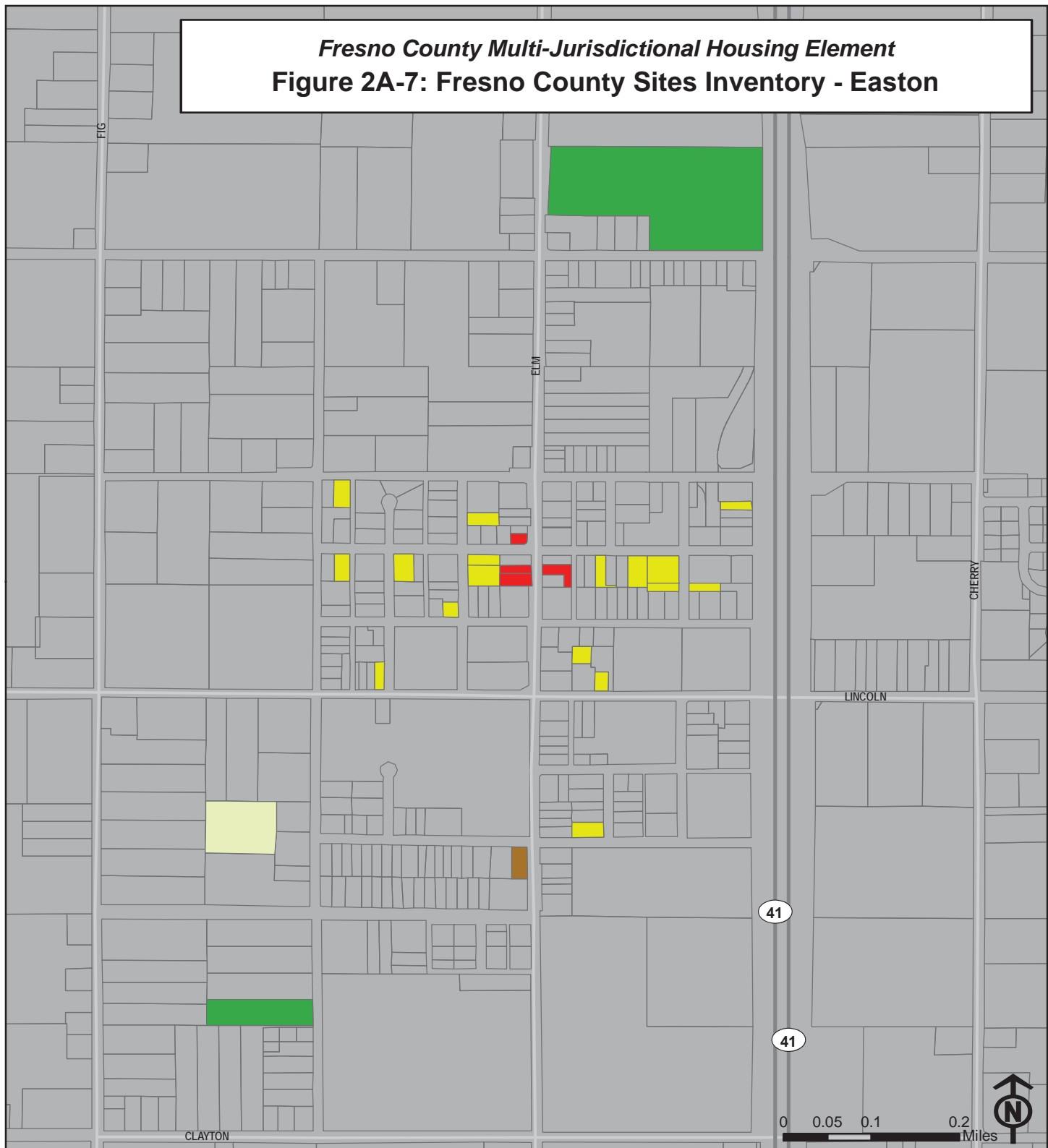


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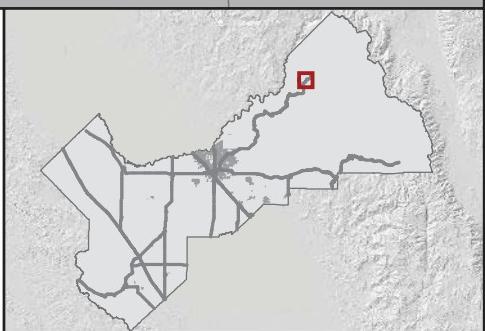
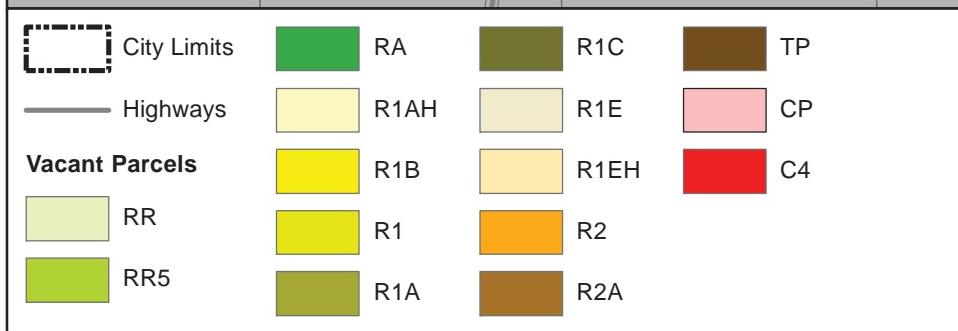
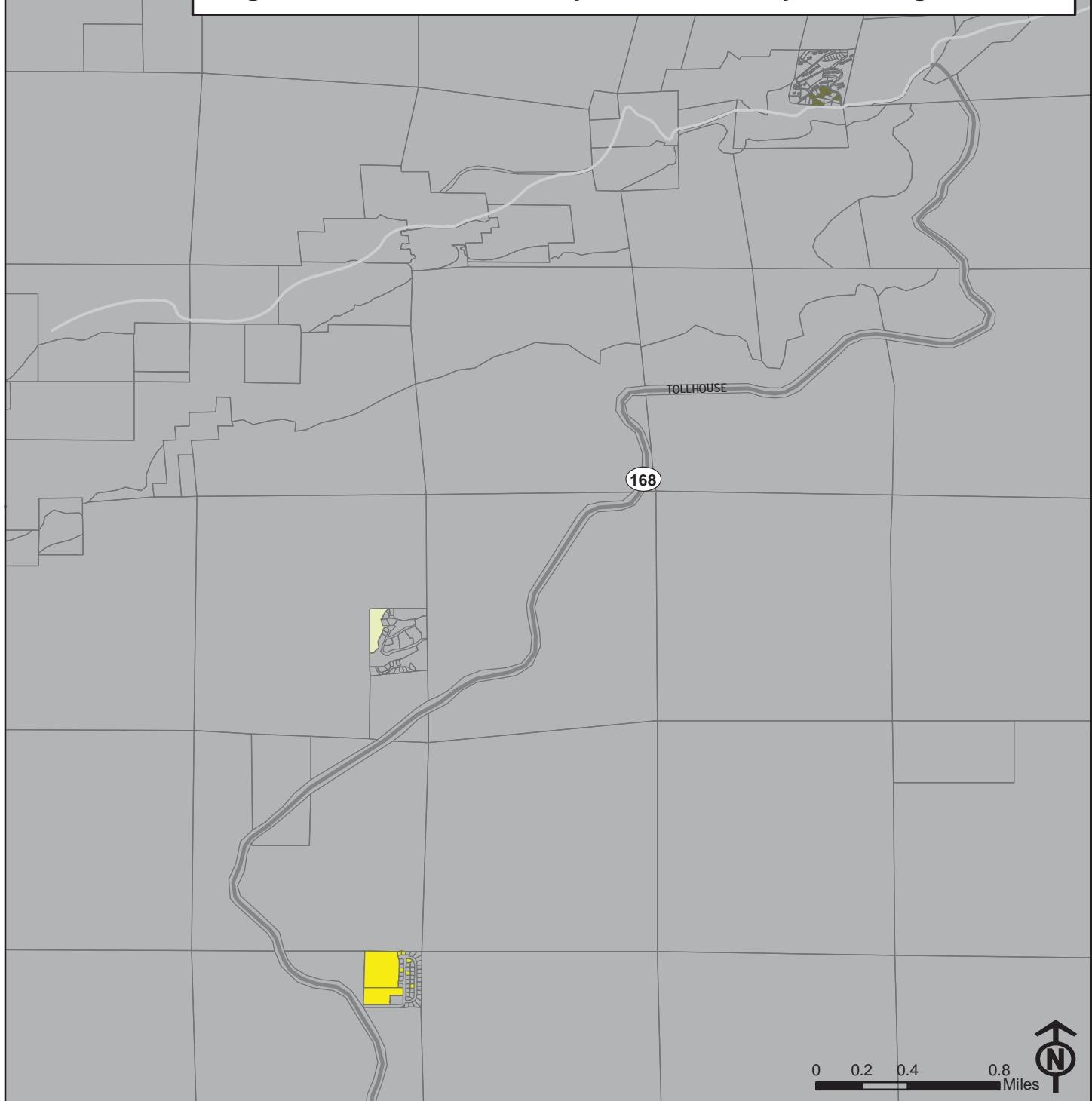
Figure 2A-7: Fresno County Sites Inventory - Easton



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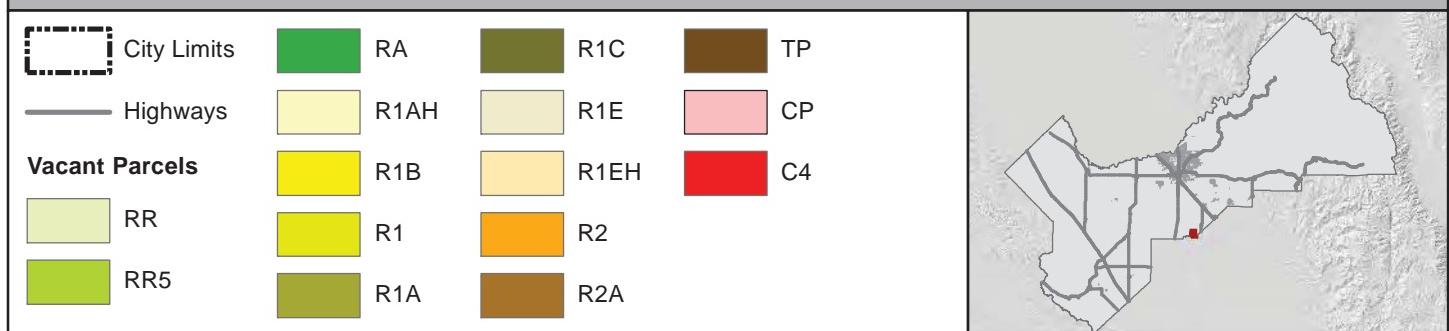
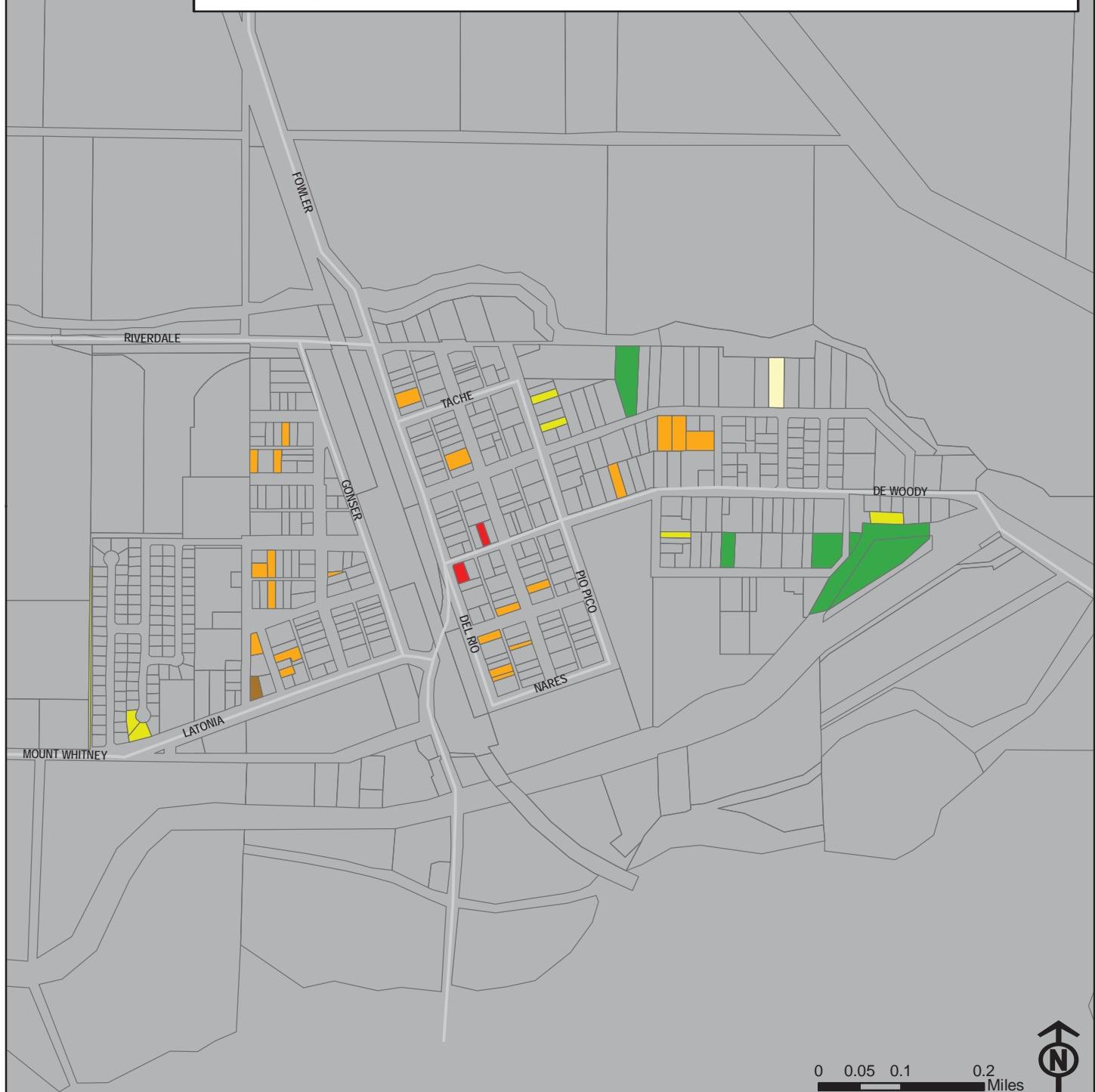
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-8: Fresno County Sites Inventory - Huntington Lake



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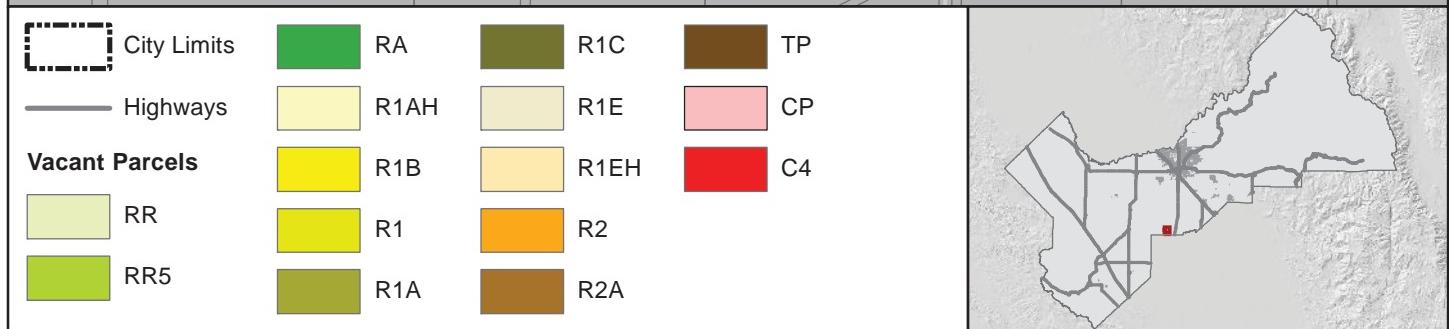
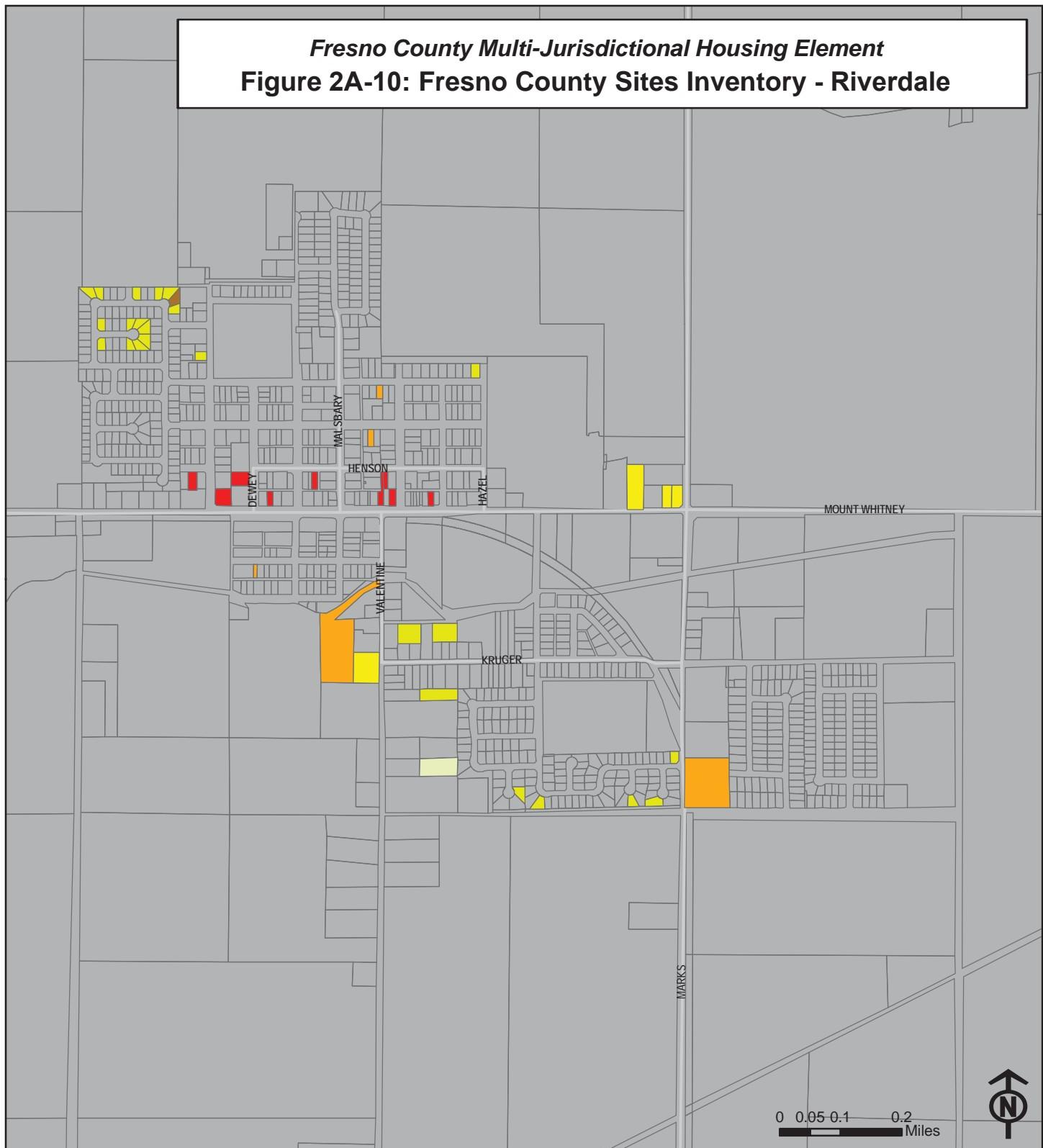
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-9: Fresno County Sites Inventory - Laton



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Fresno County Multi-Jurisdictional Housing Element
Figure 2A-10: Fresno County Sites Inventory - Riverdale

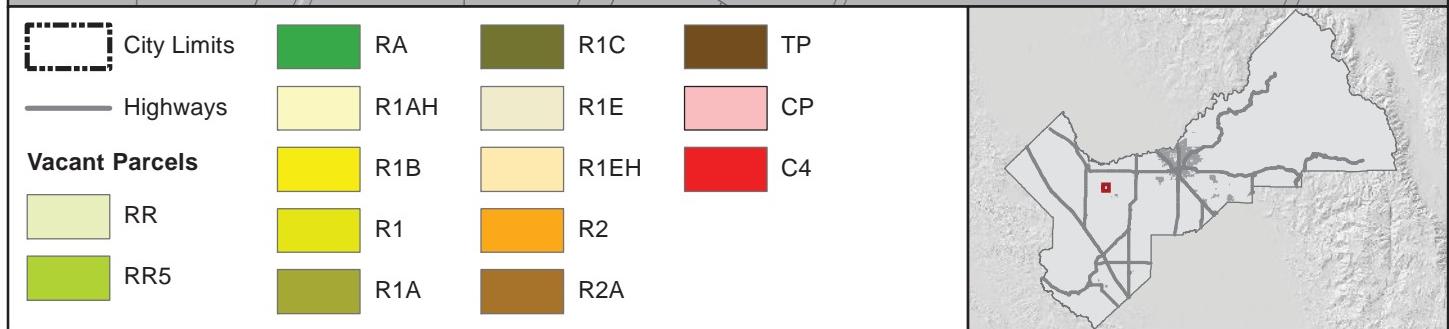


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Fresno County Multi-Jurisdictional Housing Element

Figure 2A-11: Fresno County Sites Inventory - Tranquility

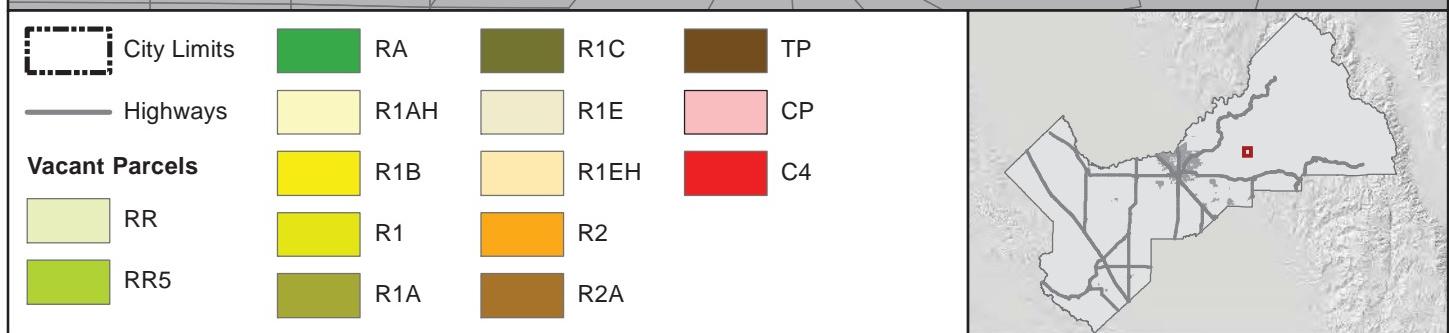
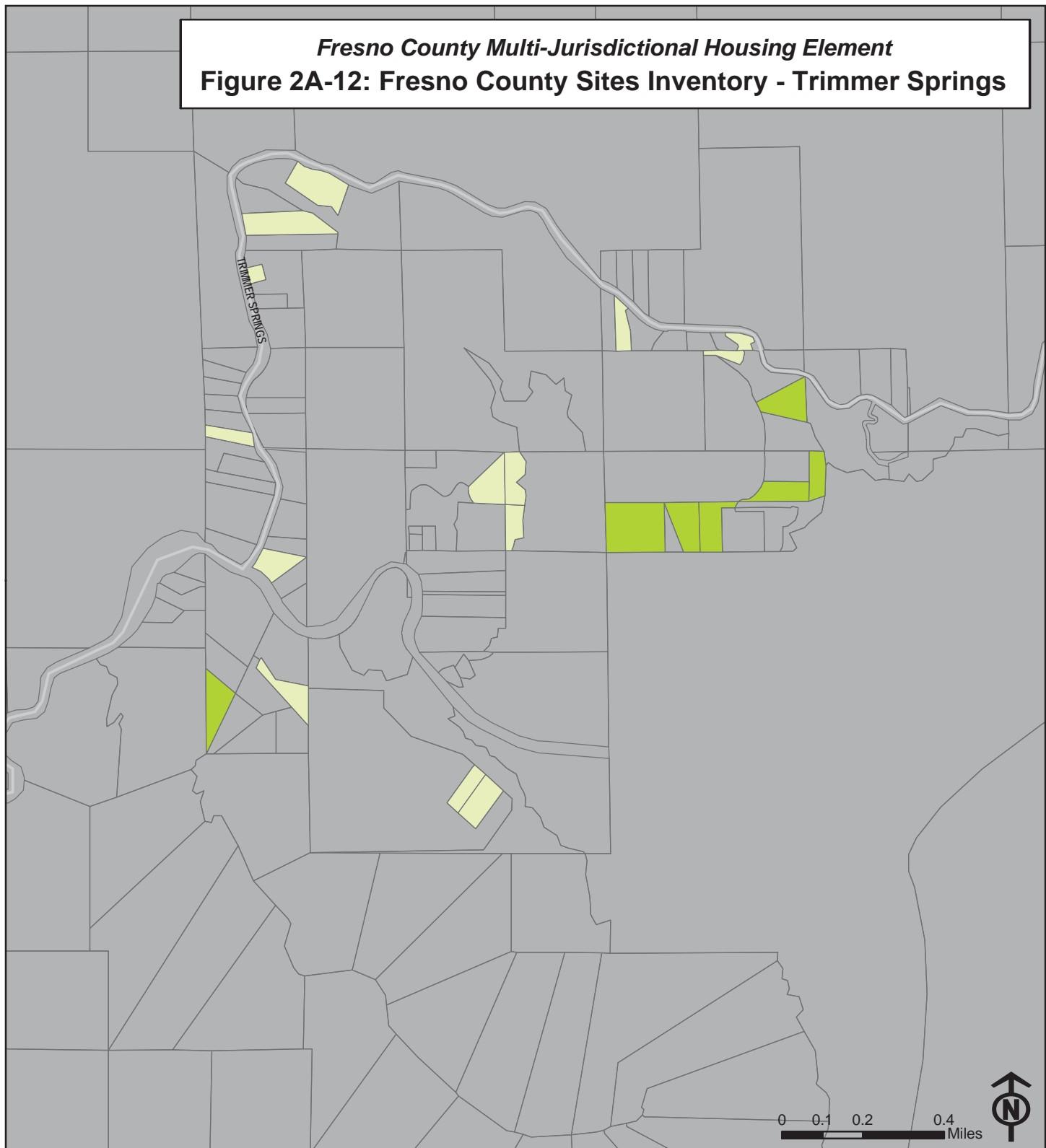


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Fresno County Multi-Jurisdictional Housing Element

Figure 2A-12: Fresno County Sites Inventory - Trimmer Springs

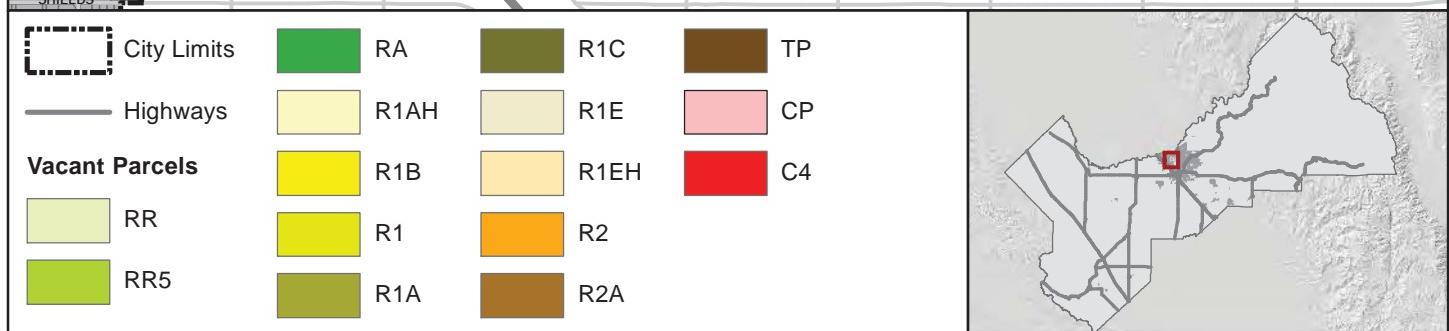
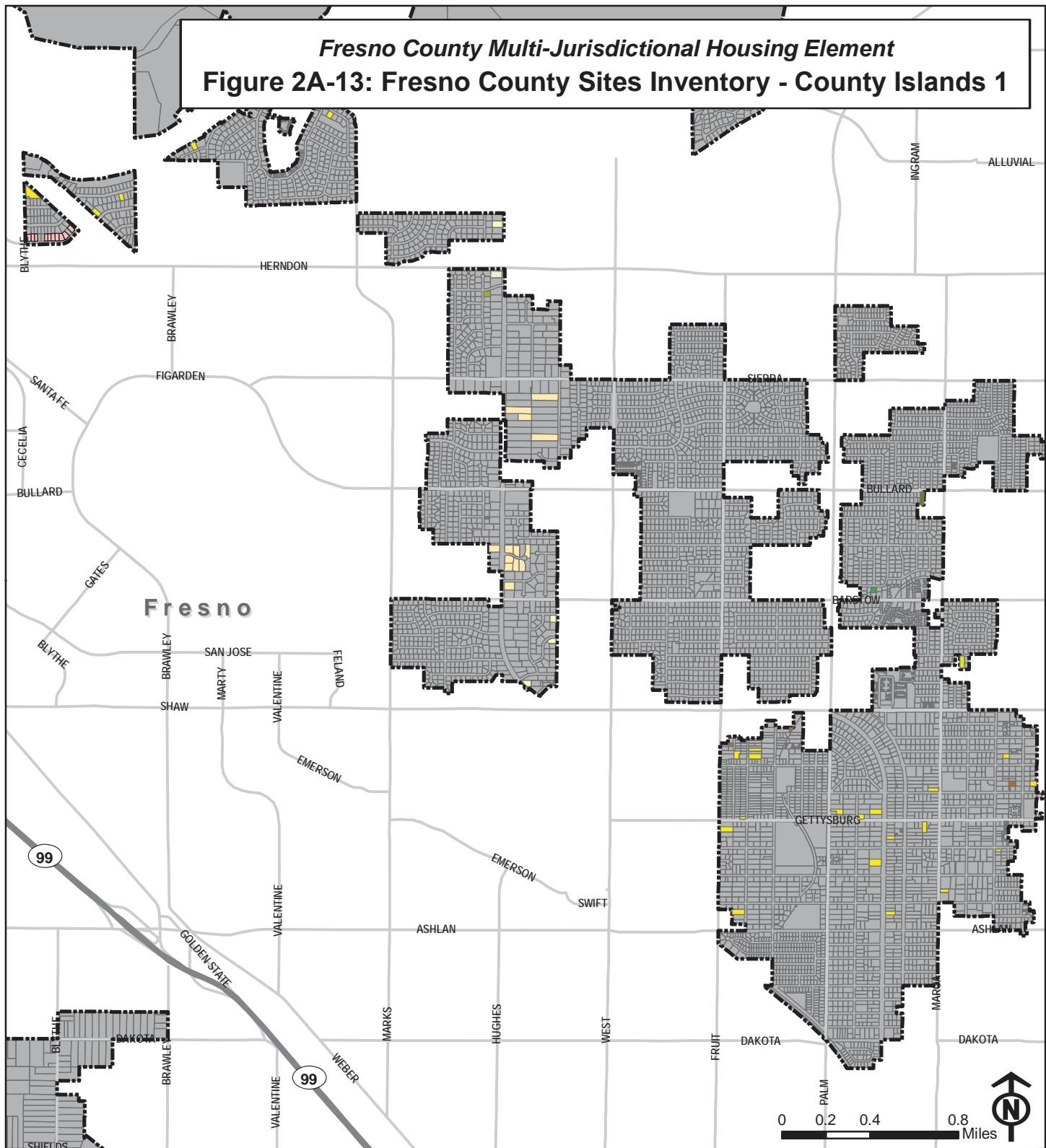


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Fresno County Multi-Jurisdictional Housing Element

Figure 2A-13: Fresno County Sites Inventory - County Islands 1

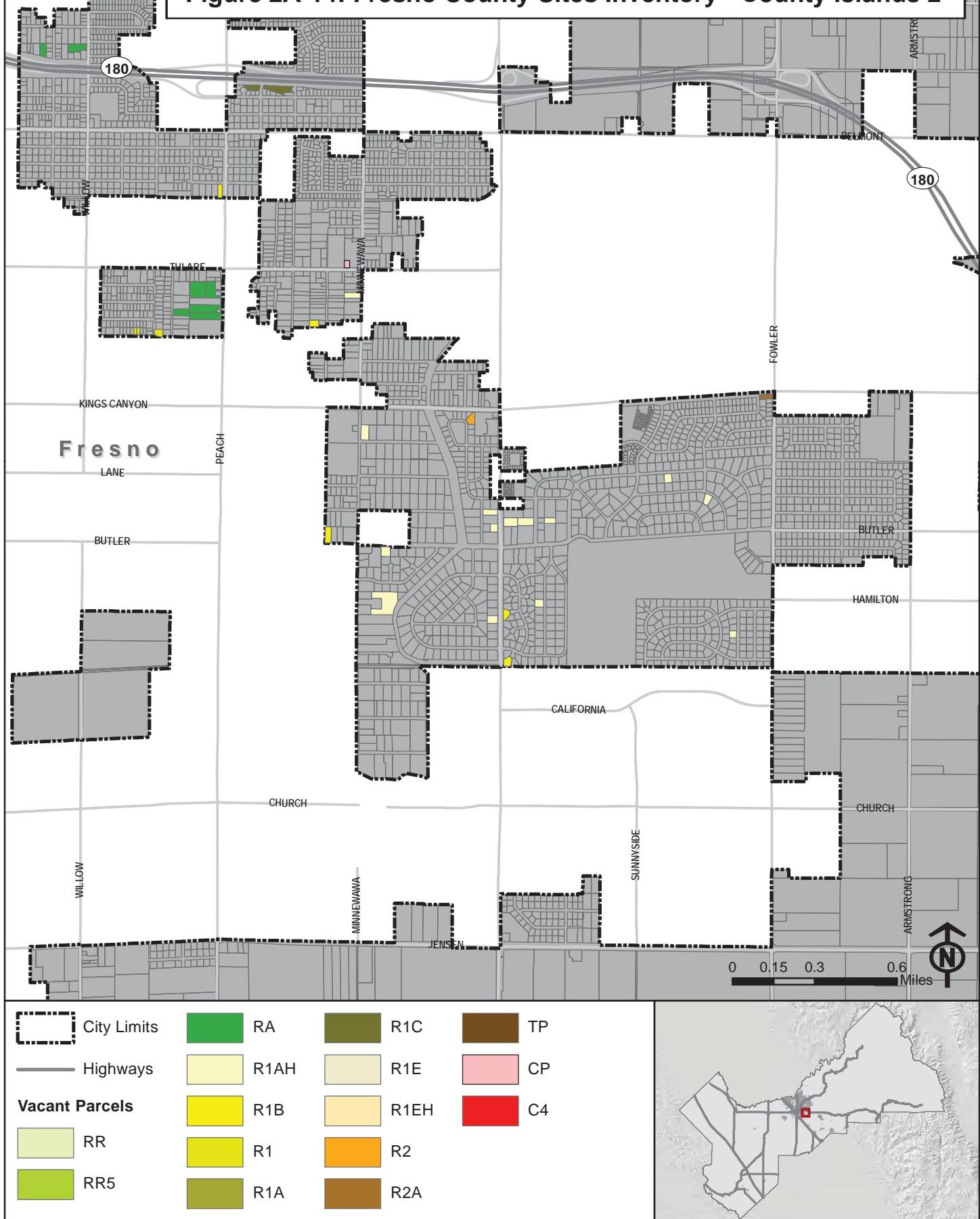


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Fresno County Multi-Jurisdictional Housing Element

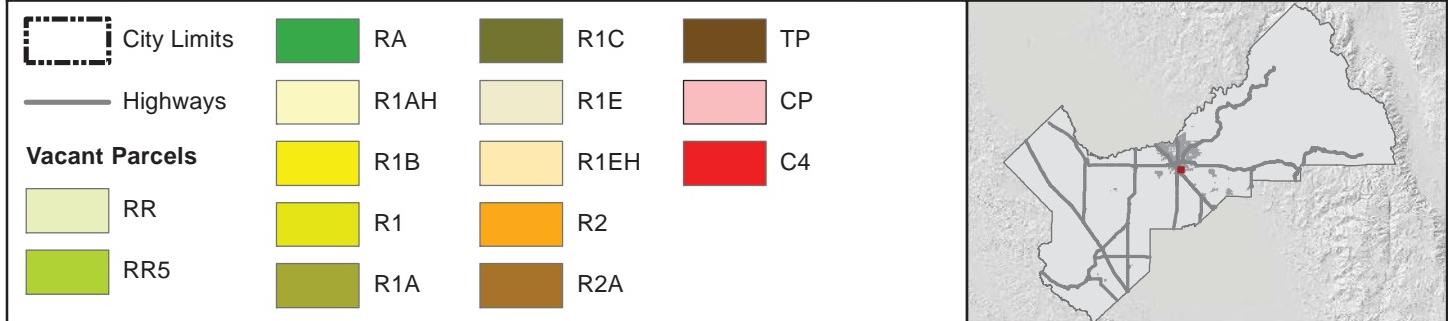
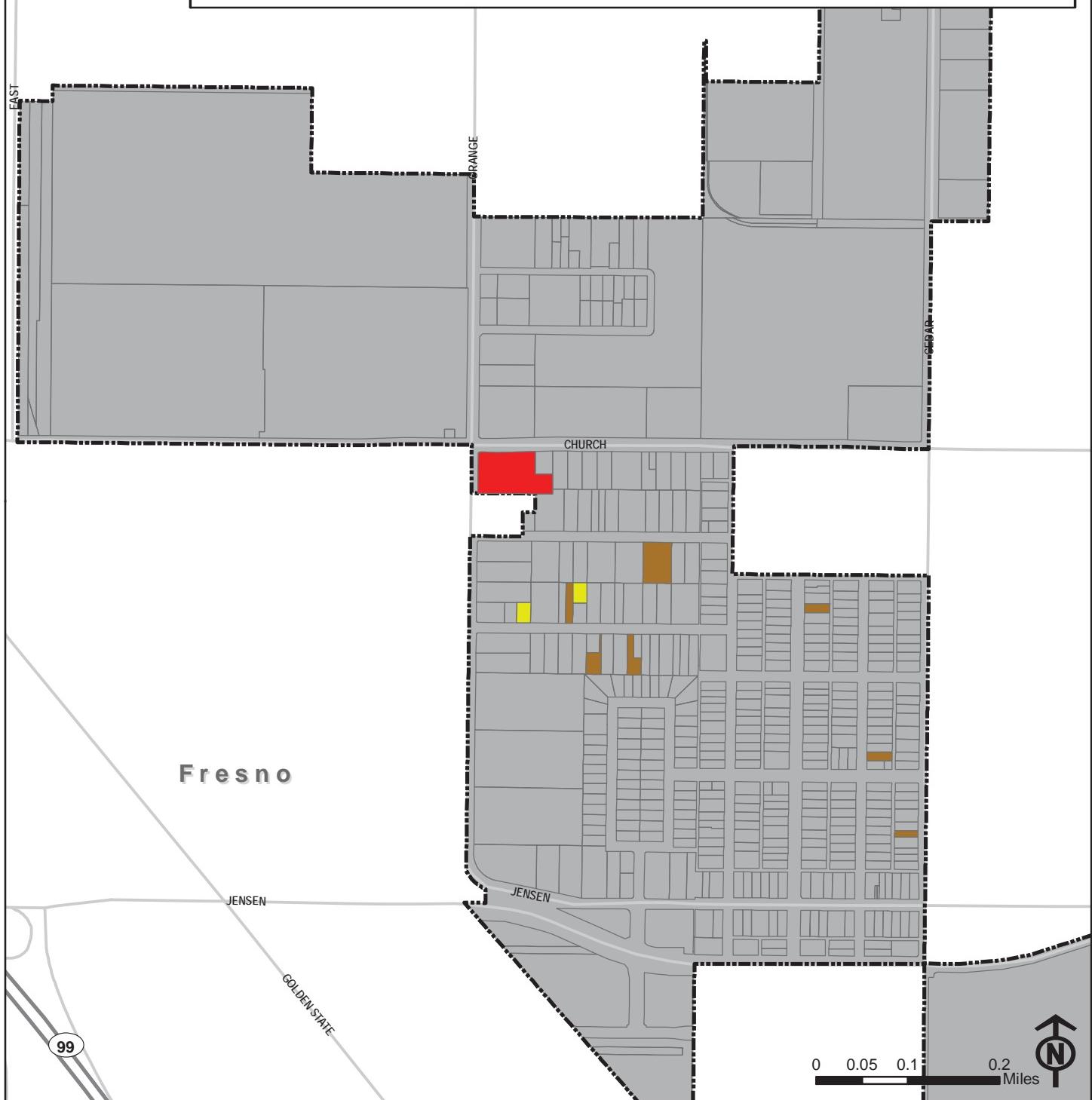
Figure 2A-14: Fresno County Sites Inventory - County Islands 2



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Fresno County Multi-Jurisdictional Housing Element
Figure 2A-15: Fresno County Sites Inventory - County Islands 3



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Availability of Infrastructure

Fresno County, like many other rural counties, does not provide the infrastructure that the cities typically provide. With regards to water and sewer treatment facilities, the County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and /or sewer services to specific small or large developments in the County.

It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture, as new developments would take place on agricultural land, which is considered the County's significant economic resource. Fresno County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities.

An analysis of the sites inventory indicates that the majority of available sites are located within unincorporated communities, for which, the County has an adopted community plan. The water and sewer services in these unincorporated communities are provided by the Community Services Districts (CSDs) or County Service Areas (CSAs) and Water Works Districts (WWDs). CSAs and WWDS are managed by the County. The CSDs are independent providers with their own Board of Directors. When a development is proposed for an unincorporated community, that a CSD is the service provider, County staff works closely with the developer and the CSD to facilitate adequate infrastructure to accommodate the development.

Below is information about water and sewer availability in communities which have been identified in this Housing Element as communities with available sites to accommodate the bulk of Fresno County's RHNA allocation.

Biola Community Plan

The community of Biola is located southeast of the intersection of W. Shaw and N. Howard Avenues in north-central Fresno County with a 2010 population of 1,623 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Biola CSD. The district has a current capacity of 324 connections. The district currently serves 324 connections. The District's facilities could be expanded to accommodate future developments. Based on the sites inventory, 61 new units can be accommodated on vacant sites in this area, of which 55 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Bretz Mountain Village Specific Plan

Bretz Mountain Village is a planned residential development located approximately two miles south of Shaver Lake. The development is located at the eastern terminus of Bretz Road, and abuts the Sierra Cedars Subdivision and a portion of the Shaver Lake Forest Specific Plan Area. The Bretz Mountain Specific Plan Area is served by County Service Area 31 (CSA -31). Water and sewer facilities are provided in accordance with the County policies and the Water and Sewer Master Plan of CSA 31. CSA-

31 and Fresno County Water Works District 41 (WWD-41) both have the authority to secure surface water from Shaver Lake with WWD-41 presently having a water entitlement contract with Fresno County for Shaver Lake. WWD-41 currently serves 734 sewer connections and 933 water connections. The district has the capacity to serve 659 additional sewer connections and 1,067 additional water connections. Based on the sites inventory, 188 new units can be accommodated on vacant sites in this area.

Caruthers Community Plan

The community of Caruthers is located southeast of the intersection of W. Mountain View and S. Marks Avenues in south-central Fresno County with a 2010 population of 2,497 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Caruthers CSD. The district has a current capacity of 800 connections. The district currently serves 750 connections and has the ability to serve additional development of up to 50 new connections. Currently there is a proposal to increase the district's capacity which would result in an increase of 3,000 possible new connections available for new development. Based on the sites inventory, 305 new units can be accommodated on vacant sites in this area, of which 36 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Easton Community Plan

The community of Easton is located southeast of the intersection of W. Jefferson and N. Fig Avenues in central Fresno County with a 2010 population of 2,083 persons and has vacant parcels available for residential development. Residential developments within the Easton Community Plan boundary are served by individual water wells and septic systems. Based on the sites inventory, 101 new units can be accommodated on vacant sites in this area, of which 17 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Friant Community Plan and Friant Ranch Specific Plan

The community of Friant is located approximately five miles north of the cities of Fresno and Clovis. The 2010 population of Friant was 509 and the community has vacant parcels available for residential development.

On December 7, 2015 the Fresno County Board of Supervisors adopted the Friant Community Plan Update which increased the community plan boundary by adding the 942-acre Friant Ranch Specific Plan Area. The Friant Ranch Specific Plan provides for future development of up to 2,500 dwelling units in a master planned community.

Currently, existing residential dwellings within the Friant Community Plan are serviced by individual septic systems. However, on May 20, 2014 the Fresno County Board of Supervisors approved a Conditional Use Permit Application to allow the construction of a tertiary-level wastewater treatment

facility to treat wastewater from the Friant Ranch Project Specific Plan Area as well as existing developments within the Community of Friant.

The San Joaquin River is the largest source of surface water for the Community of Friant. Fresno County Waterworks District 18 (WWD-18) receives surface water from the Friant Division of the Central Valley Project, and has a water treatment plant at the base of Friant Dam. Releases from Friant Dam provide water to the community of Friant. The district currently serves 450 connections and has capacity for another 100 connections. However, an agreement in principle has been signed with Lower Tule River Irrigation District to supply additional surface water to accommodate development of the Friant Ranch Specific Plan. Based on the sites inventory, 2,601 new units can be accommodated on vacant sites in this area, of which 346 units can be multi-family units up to 18 units per acre.

Laton Community Plan

The community of Laton is located southeast of the intersection of W. Riverdale Avenue and the Old Kingston Grade in south-central Fresno County with a 2010 population of 1,824 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Laton Community Service District (CSD). The district has a current capacity of 550 connections. The district currently serves 465 connections and has the ability to serve additional development of up to 85 new connections. The District's facilities could be expanded to accommodate future developments. Based on the sites inventory, 104 new units can be accommodated on vacant sites in this area, of which 70 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Millerton Specific Plan

Based on the sites inventory, 819 new units can be accommodated on vacant sites in this area, of which 582 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties. Infrastructure capacity in this area exists for 813 9 units. The infrastructure capacity can also be increased since water and sewer facilities are managed by the County.

Northeast Rural Residential

Based on the sites inventory, 473 new units can be accommodated on vacant sites in this area. These units are in a Rural Residential area that is served by individual wells and septic systems.

Quail Lake Estates Specific Plan

The Quail Lakes Estates Specific Plan Area is a Planned Residential Development located in eastern Fresno County on 375 acres of land between Shaw Avenue and Ashlan Avenue. The Quail Lake Estates Specific Plan Area is served by Community Service Area 47 (CSA-47). Wastewater disposal is through individual septic system. CSA-47 has water service capacity for 707 connections to provide water service to the Quail Lake Estates Specific Plan Area.

Riverdale Community Plan

The community of Riverdale is generally located west of the intersection of W. Mount Whitney and S. Hughes Avenues in south-central Fresno County with a 2010 population of 3,153 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Riverdale Public Utility District (PUD). The district has a current capacity of 965 connections. The district serves 965 connections. The District's facilities could be expanded to accommodate future developments. As previously discussed, staff will work closely with developers and the PUD to facilitate adequate infrastructure to support future developments. Based on the sites inventory, 221 new units can be accommodated on vacant sites in this area, of which 154 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Shaver Lake Community Plan

The Community of Shaver Lake is being provided water and sewer services by a CSA and a WWD. There are 1,067 water connection capacity and 659 sewer capacity remaining in the Shaver Lake Community. Based on the sites inventory, 3,518 new units can be accommodated on vacant sites in this area, including the 379 mobile homes in the Shaver Lake Forest Specific Plan area.

Sierra North Regional Plan

In the Sierra North Regional Plan, there are sites for 3,033 potential units, of which 191 units can be multi-family units up to 18 units per acre on C-4 properties. The County Service Area has capacity to serve 2,392 units. The 641 balance of the units are within areas that are served by individual well and septic systems.

Sierra South Regional Plan

The Sierra South Regional Plan covers the southeastern portion of Fresno County. The boundaries of the Sierra-South Regional Plan are the Kings River Regional Plan on the northwest, the south fork of the Kings River on the north, Kings Canyon National Park on the east, Tulare County on the south, and the Friant-Kern Canal on the west. Water for residential developments is provided by private well and sewage disposal is through private septic system. Based on this information there are no limitations on infrastructure to accommodate future housing development.

Tranquillity Community Plan

The community of Tranquillity is located south of the intersection of N. James and N. Colorado Roads in west-central Fresno County with a 2010 population of 799 persons and has vacant parcels available for residential development. Water services are provided by the Tranquillity Irrigation District. The system has a current capacity of 3,400 connections. The system currently serves 340 connections and has the ability to serve additional development of up to 3,060 new connections.

Sewer services are provided by the Tranquillity Public Utilities District. The system has a current capacity of 1,500 connections. The system currently serves 329 connections and has the ability to serve additional development of up to 1,171 new connections. Based on the sites inventory, 46 new units can be accommodated on vacant sites in this area, of which 25 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Wildflower Village Specific Plan

Wildflower Village is located approximately two miles southwest of Shaver Lake, at the south end of the Shaver Lake Community Plan planning area. Wildflower Village is served by County Service Area 31 (CSA-31). Water and sewer facilities are provided in accordance with the policies and Master Plan of CSA-31 and Water Works District 41 (WWD-41). Both districts have the authority to secure surface water from Shaver Lake with WWD-41 presently having a water entitlement contract with Fresno County for Shaver Lake water. Based on the sites inventory, 585 new units can be accommodated on vacant sites in this area. Infrastructure capacity exists for 760 units.

County Unincorporated Islands

Multiple County urban pockets exist in the County of Fresno (County Islands) that are either completely or substantially surrounded by the incorporated boundary of the cities of Fresno or Clovis. These areas include communities such as Bullard (117 potential units), Fig Garden (38 potential units), Roosevelt (170 potential units), Mayfair and Sunnyside. Infrastructure for water and sewer services in these areas is provided by the City of Fresno and the City of Clovis. There are no restrictions on water and sewer connections for developments within County islands.

Table 2A-6 Summary of Potential Units by Plan Area

<u>Community Plan/Specific Plan/GP</u>	<u>Potential Units Allowed</u>	<u>Water Capacity</u>	<u>Sewer Capacity</u>	<u>Estimated Gap</u>	<u>Priority for CP/RP Updates (based on GP)</u>
<u>Biola CP</u>	<u>61</u>				
<u>C4</u>	<u>41</u>				
<u>R1</u>	<u>6</u>				
<u>R2</u>	<u>14</u>				
<u>Bretz Mtn Village SP</u>	<u>188</u>				
<u>R1B</u>	<u>188</u>				
<u>Bullard CP¹</u>	<u>117</u>				
<u>CP</u>	<u>53</u>				
<u>R1</u>	<u>4</u>				
<u>R1A</u>	<u>1</u>				
<u>R1AH</u>	<u>5</u>				
<u>R1B</u>	<u>9</u>				
<u>R1C</u>	<u>3</u>				
<u>R1E</u>	<u>2</u>				
<u>R1EH</u>	<u>39</u>				

Table 2A-6 Summary of Potential Units by Plan Area

<u>Community Plan/Specific Plan/GP</u>	<u>Potential Units Allowed</u>	<u>Water Capacity</u>	<u>Sewer Capacity</u>	<u>Estimated Gap</u>	<u>Priority for CP/RP Updates (based on GP)</u>
<u>RA</u>	<u>1</u>				
<u>Caruthers CP</u>	<u>305</u>				
<u>C4</u>	<u>33</u>				
<u>R1</u>	<u>257</u>				
<u>R1AH</u>	<u>4</u>				
<u>R1B</u>	<u>1</u>				
<u>R2A</u>	<u>3</u>				
<u>RA</u>	<u>7</u>				
<u>Clovis CP</u>	<u>7</u>				
<u>R1</u>	<u>7</u>				<u>3</u>
<u>Del Rey CP</u>	<u>18</u>				
<u>C4</u>	<u>16</u>				<u>2</u>
<u>R1</u>	<u>2</u>				
<u>Easton CP</u>	<u>101</u>				
<u>C4</u>	<u>12</u>				
<u>R1</u>	<u>27</u>				
<u>R2A</u>	<u>5</u>				
<u>RA</u>	<u>53</u>				
<u>RR</u>	<u>4</u>				
<u>Edison CP</u>	<u>37</u>				
<u>R1</u>	<u>37</u>				<u>2</u>
<u>Fig Garden Neighborhood Plan</u>	<u>38</u>				
<u>R1</u>	<u>2</u>				
<u>R1B</u>	<u>21</u>				
<u>R2A</u>	<u>15</u>				
<u>Fresno County GP</u>	<u>4</u>				
<u>C4</u>	<u>3</u>				
<u>R1</u>	<u>1</u>				
<u>Friant CP</u>	<u>2,601</u>				
<u>R1</u>	<u>30</u>				
<u>R2A</u>	<u>20</u>				
<u>RA</u>	<u>51</u>				
<u>Friar Ranch SP – MF</u>	<u>346</u>				
<u>Friar Ranch SP – SF</u>	<u>2,104</u>				
<u>Friar Ranch SP – MU/MF</u>	<u>50</u>				
<u>Friant Rural Residential Area</u>	<u>1</u>				
<u>RR</u>	<u>1</u>				
<u>Kings River RP</u>	<u>24</u>				
<u>R1C</u>	<u>16</u>				
<u>TP</u>	<u>8</u>				
<u>Lanare CP</u>	<u>14</u>				
<u>RA</u>	<u>14</u>				
<u>Laton CP</u>	<u>104</u>				
<u>C4</u>	<u>5</u>				
<u>R1</u>	<u>17</u>				
<u>R1AH</u>	<u>1</u>				

Table 2A-6 Summary of Potential Units by Plan Area

<u>Community Plan/Specific Plan/GP</u>	<u>Potential Units Allowed</u>	<u>Water Capacity</u>	<u>Sewer Capacity</u>	<u>Estimated Gap</u>	<u>Priority for CP/RP Updates (based on GP)</u>
R2	62				
R2A	3				
RA	16				
<u>McLane CP</u>	<u>5</u>				<u>--</u>
R1	5				<u>--</u>
<u>Millerton SP</u>	<u>819</u>				
C4	251				
R1	54				
R1B	17				
R1C	166				
R2	331				
<u>NE FCMA Land Use Diagram</u>	<u>68</u>				<u>--</u>
R1B	68				
<u>Northeast Rural Residential</u>	<u>473</u>				
RR	473	0	0	473	<u>--</u>
<u>Quail Lake Estates SP</u>	<u>106</u>				
R1B	106			707	0
<u>Riverdale CP²</u>	<u>221</u>				
C4	28				
R1	58				
R1B	8				
R2	119				
R2	119				
R2A	7				
RR	1				
<u>Roosevelt CP¹</u>	<u>170</u>				
C4	30				
CP	4				
R1	11				
R1AH	30				
R1B	14				
R1C	10				
R2	13				
R2A	34				
RA	24				
<u>Rural Residential Plan</u>	<u>434</u>				
RR	6				
RR5	428				
<u>Shaver Lake CP</u>	<u>3,288</u>				
C4	34				
R1	332				
R1A	340				
R1B	230				
R1C	2,165				
R2	5				
TP	182				
		1,067	659	2,629	2

Table 2A-6 Summary of Potential Units by Plan Area

<u>Community Plan/Specific Plan/GP</u>	<u>Potential Units Allowed</u>	<u>Water Capacity</u>	<u>Sewer Capacity</u>	<u>Estimated Gap</u>	<u>Priority for CP/RP Updates (based on GP)</u>
<u>Shaver Lake Forest SP</u>	<u>230</u>				<u>1</u>
<u>R1B</u>	<u>230</u>				
<u>Sierra North RP</u>	<u>3,033</u>				
<u>C4</u>	<u>191</u>				
<u>R1</u>	<u>8</u>				
<u>R1A</u>	<u>28</u>				
<u>R1B</u>	<u>253</u>				
<u>R1C</u>	<u>8</u>				
<u>R1E</u>	<u>25</u>				
<u>RR</u>	<u>2,520</u>				
<u>Sierra South RP³</u>	<u>150</u>				
<u>C4</u>	<u>28</u>				
<u>R1</u>	<u>76</u>				
<u>RR</u>	<u>46</u>				
<u>Tranquillity CP</u>	<u>46</u>				
<u>C4</u>	<u>15</u>				
<u>R1</u>	<u>21</u>				
<u>R2A</u>	<u>10</u>				
<u>Wildflower Village SP</u>	<u>585</u>				
<u>R1B</u>	<u>585</u>				
<u>Woodward Park CP</u>	<u>1</u>				
<u>R1A</u>	<u>1</u>				
Total	13,249				
Shaver Lake Forest SP Homesites 2, 3, 4	189				<u>1</u>
Grand Total	13,438				

Notes:

1. Infrastructure for water and sewer services in these areas is provided by the City of Fresno or the City of Clovis. There are no restrictions on water and sewer connections for developments within County islands.
2. The District's facilities can be expanded to accommodate future growth.
3. Water and sewer for residential developments are by private wells and private septic systems, respectively. Based on this information there are no limitations on infrastructure to accommodate future housing development.

SECTION 2A-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The County of Fresno General Plan contains the following residential land use designations:

- **Agriculture/Irrigated Agriculture:** Up to one unit per 20 acres
- **Westside and Eastside Rangeland/Open Space:** Up to one unit per 40 acres
- **Rural Residential:** One dwelling unit per two to five acres
- **Mountain Residential/Mountain Urban:** One dwelling unit per five to 14.5 acres
- **Rural Settlement Area/Planned Rural Community:** One dwelling unit per two acres to two dwelling units per acre
- **Low Density Residential:** 0.9-2.8 dwelling units per acre
- **Medium Density Residential:** 2.8-5.8 dwelling units per acre
- **Medium High Density Residential:** 5.8-14.5 dwelling units per acre
- **Neighborhood Commercial/Office Commercial/Community Commercial/Central Business Commercial/Service Commercial:** 5.8-14.5 dwelling units per acre

In addition to the range of residential units that are allowed in the designations outlined in the table above, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Zoning Ordinance.

Conclusion

The County is undertaking a General Plan Review and Revision Process of the General Plan and update of the Zoning Ordinance to achieve consistency between the General Plan and Zoning Ordinance.

Recommended Action

Complete the Review and Revision of the General Plan and update of the Zoning Ordinance.

Zoning Ordinance

Analysis

The County's Zoning Ordinance provides for the following residential districts:

- **Single Family Residential (R-A, R-R, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH, R-1):** These districts are intended to provide for the development of single family residential units.
- **Multi-Family Residential (R-2, R-3, R-4):** These districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.

In addition, the County's Zoning Ordinance allows residential uses in the following nonresidential zones:

- **Commercial Districts (C-P, C-4, C-6):** These districts are intended primarily for commercial activities.
- **Mixed Use Districts (R-P, RCC):** These districts are intended to act as a transition between residential neighborhoods and various intensities of commercial activities.
- **Agricultural Districts (AE, AL):** These districts are intended primarily for agricultural uses.
- **Conservation Districts (R-C, R-E, RS):** These districts are intended primarily to provide for recreation opportunities and the conservation and protection of natural resources and natural habitat areas.

Conclusion

There are currently inconsistencies that exist between the General Plan and the Zoning Ordinance which is the implementing tool for the General Plan. While the General Plan establishes 14.5 units per acre as the maximum density for the Medium-High Density, Central Business Commercial, Office Commercial, and Trailer Park zones, the implementing Zoning Ordinance allows a density of 18 units per acre at these zones (R2, C4, CP, and TP, respectively). The County's practice is to allow up to 18 units per acre by right in these zones, according to the Zoning Ordinance. Unlike other parts of the state, land costs are not a major factor in total development costs. However, densities are often incorporated into eligibility criteria for funding programs and can impact an application's success. For example, the Affordable Housing and Sustainable Communities (AHSC) program utilizes densities of 20 units per acre in the area. To better align with statutory and program priorities and requirements and to provide better flexibility for developers, the County will increase the allowable density at R2, R2-A, R3, R3-A, R-4, C4, and RP to 20 units per acre.

Recommended Action

Program 10 commits to amending allowable densities to meet the State's default density requirement. The County is in the process of amending the General Plan to increase the maximum density for these zones to 20 units per acre. This General Plan amendment is expected to be completed in 2016.

Residential Development Standards

Analysis

Table 2A-7, Table 2A-8, and Table 2A-9 list and describe the zoning districts in the County of Fresno Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities. The County continues to monitor its development standards and make appropriate changes in order to implement the General Plan. Specifically, the County amended the Zoning Ordinance in 2006 to remove the reference to the number of stories with respect to height limits. Given the height limits, buildings of at least two stories above grade could be achieved in the various multi-family zones and nonresidential zones that permit residential uses. Throughout the County, many affordable multi-family housing developments at densities between 15 and 20 units per acre have been constructed as two-story structures.

Table 2A-7 Development Standards for Residential Zones

Development Standard	Zoning Designation									
	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2/ R-2A	R-3/ R-3A	R-4
Minimum Parcel Size	36,000 s.f.	2 acres	20,000 s.f.	12,500 s.f.	9,000 s.f.	37,500 s.f.	6,000 s.f.	6,600 s.f.	7,500 s.f.	10,000 s.f.
Density Maximum (du/acre)	1.2 du/ac	1 unit/2 ac	2.1 du/ac	3.4 du/ac	4.8 du/ac	1.1 du/ac	7.2 du/ac	18.1 du/ac	29.0 du/ac	43.5 du/ac
Minimum Parcel Width	130 ft.	165ft	110 ft.	80 ft.	70 ft.	150 ft.	60 ft.	60 ft.	60 ft.	65 ft.
Maximum Parcel Coverage	30%	None	30%	35%	40%	30%	40%	50%	50%	60%
Minimum Setbacks (feet):										
Front ^a	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	50 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Side	15 ft.	20 ft.	10 ft.	10 ft.	7 ft.	15 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	20-35 ft.	20-40 ft.	50 ft.

Note: s.f. = square feet; ac = acre

Source: County of Fresno, 2014.

Table 2A-8 Development Standards for Non-Residential Zones

Development Standard	Zoning Designation									
	C-P	C-4	C-6	R-P	RCC ¹	AE ²	AL ³	R-C	R-E	RS ⁴
Minimum Parcel Size	10,000 s.f.	None	None	7,500 s.f.	2 acres	Varies (2-160 acres)	Varies (20-40 acres)	Varies	2 acres	36,000 s.f. - 2 acres
Density Maximum (du/acre)	18 du/ac	18 du/ac	18 du/ac	18 du/ac	1 du/ 2 ac	1 du/ 20 ac	1 du/ 20 ac	1 du/ du/lot	1 du/ 2 acres	1 du/lot
Minimum Lot Width	65 ft.	None	None	65 ft.	165 ft.	None	None	None	165 ft.	165 ft.
Maximum Parcel Coverage	None	None	None	50%	30%	None	None	1-10%	50%	30%
Minimum Setbacks (feet)										
Front ^a	10 ft.	0-10 ft.	0-10 ft.	15 ft.	10 ft./varies	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Side	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Rear	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum Height	40 ft.	75 ft.	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	35 ft.

Note: C-1, C-2, C-3 and C-M zones allow existing residential uses only.

1. Minimum (Front) Setback varies
2. Density Maximum varies depending on Minimum Parcel Size acreage (2-160 acres)
3. Density Maximum varies depending on Minimum Parcel Size acreage (20-40 acres)
4. Minimum Parcel Size varies (36,000ft – 2 acres)

s.f. = square feet

ac = acre

Source: County of Fresno, 2014.

Table 2A-9 TP Zone Development Standards

Development Standards	Specific Requirements
Minimum Parcel Size	<u>3 acres</u>
Density Maximum (du/acre)	<u>18</u>
Minimum Parcel Width	<u>The lot dimension provisions for the “R-1-A” District shall apply. (110 feet)</u>
Minimum Yard Requirements	
Front	<u>15 feet</u>
Side	<u>5 feet</u>
Rear (may be used for parking)	<u>10 feet</u>
Trailer Space Area	<u>Minimum of 1,500 square feet</u>
Minimum Trailer Space Width	<u>30 Feet</u>
Distance between units	<u>10 Feet</u>
Maximum Height	<u>Not to exceed 35'</u>
Parking	<u>1 parking space per trailer space</u> <u>1 additional space for each 10 trailer spaces to be used for guest parking</u>

Parking

Table 2A-10 shows residential parking requirements in the County, which vary by housing type.

Table 2A-10 Fresno County Parking Requirements

Use	Parking Requirement
Residential Care Facility (7+ persons)	1 space for each 400 sq.ft. of GFA, plus 1 space for every 3 employees
Mobile Home Park	1 space for each mobile home space and 1 guest space for every 10 mobile home spaces, or fraction thereof
Multi-Family Dwelling	1 space for each unit
Second Dwelling Unit	<u>1 space per unit in residential zones; 2 spaces, covered or uncovered, for unit in agricultural zones</u>
Single-Family Dwelling	2 spaces, one of which shall be covered on the same site with the primary structure
Emergency Shelter	<u>1 space for each staff member plus one space for each ten occupants</u>

Source: *County of Fresno Municipal Code, 2014.*

Open Space and Park Requirements

The County's Zoning Ordinance does not prescribe open space and park requirements.

Conclusion

The County's development standards are reasonable and typical, and do not serve to constrain housing development.

Recommended Action

None required.

Growth Management

Analysis

All jurisdictions in Fresno County are subject to the City-County memorandum of understanding (MOU). The MOU is an agreement establishing procedures for annexation, and also outlines the distribution of property and sales taxes between the cities and Fresno County. The City/County Memorandum of Understanding encourages urban development to take place within cities where urban services and facilities are available in order to reduce sprawl. The standards for annexation included in the MOU require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, annexation requests are primarily triggered by private developers who are interested in developing certain parcels.

Conclusion

This policy diverts urban development to incorporated cities and is the basis of the FCOG's RHNA distribution.

Recommended Action

This is a cooperative agreement; no specific action for the County individually.

Density Bonus

Analysis

The County will need to amend the Zoning Ordinance to include the density bonus ordinance to meet the requirements of SB 1818 and AB 2222, among other related and minor amendments.

Conclusion

The density bonus ordinance needs to be included in the Zoning Ordinance.

Recommended Action

Include the density bonus ordinance as part of the Zoning Ordinance Update (within one year of Housing Element adoption).

Zoning for a Variety of Housing Types

Analysis

The Fresno County Zoning Ordinance regulates residential development in the unincorporated areas. Table 2A-11 and Table 2A-12 summarize the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2A-11 Use Regulations for Residential Districts

Uses	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2	R-3	R-4
Single Family Dwellings	P	P	P	P	P	P	P	P	P	P
Multifamily Dwellings	NP	NP	NP	NP	NP	NP	NP	P	P	P
Manufactured Housing	P	P	P	P	P	P	P	P	P	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	D	D	D	D	D	D	D	NP	NP	NP
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	P	P	P

Table 2A-11 Use Regulations for Residential Districts

Uses	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2	R-3	R-4
Residential Care Facility (7 or more)	NP	NP	NP	NP	NP	NP	NP	NP	D	D
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

Table 2A-12 Use Regulations for Non-Residential Districts

Uses	C-P	C-4	C-6	R-P	RCC	AE	AL	R-C	R-E	RS
Single-Family Dwellings	NP	NP	NP	P	P	P	P	P	NP	P
Multi-Family Dwellings	P	C	C	P	NP	NP	NP	NP	NP	NP
Manufactured Housing	NP	NP	NP	P	P	P	P	P	NP	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	NP	NP	NP	NP	D	D	D	NP	NP	D
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

The following is a description of the County's requirements for various housing types:

Multifamily

Multifamily dwellings are permitted by right in the R-2, R-3, R-4, C-P, and R-P zones. A CUP is required for multifamily in the C-4 zone. The County, as part of the Zoning Ordinance update (Program 10), will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District.

Manufactured Housing

The County permits manufactured housing in all residential districts where single family dwellings are permitted by right.

Farmworker/Employee Housing

Currently, the Zoning Ordinance does not contain provisions for farmworker housing that are consistent with the Employee Housing Act. The County permits agricultural uses in all of its agricultural zones. Limited farming is allowed to occur in the R-A, R-R, and R-1 zones as an interim use until the land is developed to a residential use. The County is amending the Zoning Ordinance to address the provision of farmworker and employee housing, consistent with the State Employee Housing Act. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Emergency Shelters

The County is amending the Zoning Ordinance to permit emergency shelters by right in the R-3, R-4 and C-4 zones. Currently, no parcels are zoned R-3 or R-4. However, the County is in the process of updating its Zoning Ordinance. As part of this update, rezoning or upzoning of land to R-3 and R-4 zones may be considered. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Transitional and Supportive Housing

The County is amending the Zoning Ordinance to regulate transitional and supportive housing as a residential use to be similarly permitted as similar uses in the same zones. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Single Room Occupancy (SRO) Units

The Zoning Ordinance does not currently contain provisions for SRO housing. The County will be addressing the provision of SRO housing as part of the comprehensive Zoning Ordinance update in 2016.

Residential Care Facilities

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval. The County Zoning Ordinance is being amended to define residential care facilities as “any family home or similar facility, serving seven or more individuals, including foster homes, and mental hygiene homes, for the 24-hour non-medical care including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or protection of the individual. A residential care facility serving six or fewer individuals shall meet the Zoning Ordinance requirements of a single-family dwelling in the same zone district.” The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Second Units

Subject to the streamlined Site Plan Review (SPR) approval, the Zoning Ordinance allows one secondary dwelling unit per lot in 10 residential zones: RR, RA, R-1, R-1-B, R-1-C, R-1-A/R-1-AH, R-1-E/R-1-EH, and RS. Second units are also permitted in four agricultural districts: AE, AL, A-1 and A-2, subject to the streamlined Director Review and approval process.

Conclusion

The County is amending the Zoning Ordinance to address the provision of emergency shelters, transitional housing, supportive housing, residential care facilities, farmworker housing, and employee housing, consistent with State laws. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Recommended Action

SRO housing will be addressed as part of the comprehensive Zoning Ordinance update in 2016. The County will continue to monitor its development standards to ensure they do not unduly constrain housing development in the unincorporated areas.

On/Off-Site Improvements

Analysis

Typical street widths are specified in the General Plan Transportation and Circulation Element:

- Super Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Collector – Urban/Suburban: 80'-84', Rural: 80'-100'
- Local – Urban/Suburban: 60'-80'

Site improvements are regulated by Title 17 of the Fresno County Ordinance Code, the County Subdivision Ordinance, Zoning Ordinance, and Improvement Standards. Site improvements include such things as required grading, road layout, drainage, off-street parking, landscaping, walls, sewerage and water systems, and curbs and gutters. Typical improvements include:

- Fencing is required if the rear or side of any lot abuts a county expressway arterial or collector highway shown on the General Plan and access to such highway has been relinquished.
- If there is an existing community water and sewer system, sanitary sewer lines and appurtenances shall be installed and connections made to the existing system under the following conditions:

- a) Whenever the subdivision is zoned for single-family residential use has any lots which are less than 36,000 square feet in areas;
- b) Whenever the subdivision is zoned for multi-family residential, or commercial use;
- c) Whenever the Board of Supervisors determines that a community sewer system is required for the subdivision due to topography or soil conditions, even though the conditions listed under a) and b) above are not present.
- Whenever a community sewer treatment system is not available and a community sewer system is required, the subdivider shall install sewage treatment facilities of sufficient capacity to provide for the entire proposed development.
- A community water system shall be provided to the property line of all divided parcels whenever the smallest lot in the subdivision contains a net area of less than two acres.
- The subdivider may be required to install or agree to install drainage facilities to adequately remove surface and stormwater from the subdivision.
- All new utilities shall be placed underground.

The [County's Site Plan Review](#) is an administrative review [process](#) to ensure compliance with the County's development [and improvement standards, and other applicable ordinance noted above](#). In order to reduce costs for affordable housing, the County provides reduced property standards that allow development at a higher density such as smaller lot areas as usable yard, smaller front yard setbacks for garage doors.

In some circumstances, such as when the development borders or is traversed by an existing street, it may be necessary to dedicate all rights-of-way to widen the street(s) to its ultimate width as shown on any master or precise plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve from curb to existing pavement. Requirements to comply with the development standards for affordable housing may result in constraints, but are required to comply with State or federal health and safety guidelines. For example, private roads, where proposed, are allowed to reduce pavement widths, but the right-of-way width may increase as a result, so that sewer and water systems become more expensive to design.

In addition, the County may require the installation of physical improvements off-site to mitigate the adverse environmental impacts of housing development within the jurisdiction. These off-site improvements can include traffic control measures or capacity enhancements, the development of park facilities, water or sewer capacity enhancements, or other enhancements to impacted infrastructure. These requirements add to the total cost of developing housing in the unincorporated County.

On and off-site improvement standards may be considered a constraint to affordable housing. However, the County limits these constraints by permitting affordable housing projects that include only those improvements needed for health and safety reasons.

Conclusion

Development requirements of the County of Fresno are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the County does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

Recommended Action

None required.

Fees and Exactions

Analysis

Some of these typical [County fees](#) are summarized in Table 2A-13.

Table 2A-13 Schedule of Typical Residential Development Processing Fees

Action	Fee
Conditional Use Permit	\$9,123
General Plan Amendment	\$7,000-15,000 (depends on the complexity)
Amendment Application (Rezone)	\$7,552
Director Review and Approval (DRA)	\$1,570
Minor Variance	\$1,613
Tentative Tract Map	\$4,490 + \$457 per lot
Variance	\$3,204
Environmental Review	\$259
Environmental Assessment	\$5,151
Property Line Adjustment	\$1,050
Parcel Map	\$4,292 + \$127 per parcel
Final Map	\$4,666 + \$233 per lot
Site Plan Review	\$1,942 - \$3,921 + \$31.50 per unit

Source: *County of Fresno, 2014.*

Table 2A-14 Development Impact Fees

Fee Type	Unincorporated County ¹		Coalinga-Huron Library District	
	Single-Family	Multi-Family	Single-Family	Multi-Family
Countywide Public Protection	\$1,644	\$1,208	\$1,644	\$1,208
General Government	\$1,424	\$1,046	\$1,424	\$1,046
Library	\$485	\$356	--	--
Health and Human Services	\$417	\$306	\$417	\$306
Sheriff	\$257	\$189	\$257	\$189
County Parks	\$65	\$48	\$65	\$48
Administration	\$107	\$79	\$95	\$70
<u>School²</u>	<u>\$6,170</u>	<u>\$3,085</u>	<u>\$6,170</u>	<u>\$3,085</u>
<u>Regional Transportation Mitigation</u>	<u>\$4,099</u>	<u>\$3,000</u>	<u>\$4,099</u>	<u>\$3,000</u>
<u>Indirect Source Review</u>	<u>\$1,100</u>	<u>\$500</u>	<u>\$1,100</u>	<u>\$500</u>

Notes:

1. Does not include areas within the Coalinga-Huron Library District.
2. School fees vary by district. For the purpose of estimating school fees, the average of impact fees from the Riverdale School District (\$3.20 per square foot) and Laton School District (\$2.97 per square foot) were used. The analysis also assumes a typical 2,000-square-foot single-family home and 1,000-square foot multi-family unit.

Source: County of Fresno, 2014.

Conclusion

Based on recent development proposals in the unincorporated County, a developer can expect to pay approximately \$36,625 per single family unit and \$4,400 per multifamily unit in fees (including planning and development impact fees). In addition, regional fees such as the Regional Transportation Mitigation and Indirect Source Review fees, along with school fees, would add another \$6,600 to a multifamily unit and \$12,200 to a single family unit. However, on September 15, 2015, the Board decided to eliminate impact fees. With the elimination of County impact fees, the developers are only expected to pay impact fees to community services districts, regional fees, and school fees.

Recommended Action

Program 11 is included to continue monitoring fees to ensure they do not unduly constrain housing development.

Processing and Permit Procedures

Analysis

The Public Works and Planning Department is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Department provides public counter

services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of all development projects. County staff encourages applicants to contact them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in [a more efficient processing](#).

Table 2A-15 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Staff	Director	Planning Commission	Director/PC	Director/PC	Director/Planning Commission
Processing Time	10 days	3 months	4-5 months	9 months	2-3 months	3-5 months

Conclusion

The County does not have a lengthy project review process. [However, a CUP is required for multifamily in the C-4 zone.](#)

Recommended Action

[The County, as part of the Zoning Ordinance update \(Program 10\), will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District.](#)

Building Codes

Analysis

The Building and Safety Unit, a part of the Development Services Division of the County's Public Works and Planning Department, is responsible for the administration of various codes covering the standards for construction, alterations, additions, and relocation of structures, including the appropriate building, mechanical, plumbing, and electrical regulations to ensure the public's safety.

In November 2013, the County adopted the following codes:

- 2013 California Building Code
- 2013 California Fire Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code

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- 2013 California Residential Code
- 2013 California Green Building Standards Code

Conclusion

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The County adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The Fresno County Zoning Ordinance defines a family as “one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.” This definition is not overly restrictive and does not constrain access to, or the development of, housing.

Zoning and Land Use Policies

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval. The County Zoning Ordinance is being amended to address the provision of residential care facilities consistent with State law. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance is scheduled for Board’s review and approval on December 8, 2015.

Reasonable Accommodation

The County does not currently have a formal process to grant reasonable accommodation requests. The County Zoning Ordinance is being amended to establish a formal procedure for processing reasonable accommodation requests. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance is scheduled for Board’s review and approval on December 8, 2015.

Conclusion

Amendments to the County's Zoning Ordinance are scheduled for Board of Supervisors review and approval on December 8, 2015.

Recommended Action

None required.

SECTION 2A-4: REVIEW OF PAST ACCOMPLISHMENTS

The County of Fresno is concurrently pursuing compliance with the Housing Element law with a separate fourth cycle Housing Element. This section reviews and evaluates the County's progress in implementing the 2008-2015 Housing Element that is in draft form as of the writing of this Regional Housing Element.

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
1	Housing Assistance Rehabilitation Program (HARP) This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.	Ongoing	Housing Assistance Rehabilitation Program (HARP) is implemented through a variety of venues. HARP is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. County staff continues to meet with community groups, including senior and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents. Flyers about the program are provided in the Development Services Division at the counter where the public can access them. The County's Housing Assistance Rehabilitation Program (HARP) has assisted 21 families in the unincorporated County with low interest loans for the rehabilitation of their primary residence since 2008.	Continue to the 2015-2023 Regional Housing Element.

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
2	Rental Rehabilitation Program (RRP) This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.	Ongoing	Approximately 1,250 flyers are mailed monthly to areas found to have substandard housing. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used for activities in Fresno County's unincorporated areas. HOME funds may be used in unincorporated areas and in the County's six partner cities.	Continue to the 2015-2023 Regional Housing Element.
3	Code Enforcement The Department of Public Works and Planning is responsible for the enforcement of County and State Ordinances and codes relating to parking, signs, weed abatement, health and housing codes.	Ongoing	Since 2008, one rental housing unit has been rehabilitated through the Affordable Housing Programs in the unincorporated County. The County will continue to promote these programs to residents.	Continue to the 2015-2023 Regional Housing Element.

Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8

Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.2, Policy H-G.3, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
4 Homebuyer Assistance Program (HAP) This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.	Ongoing	The County receives an annual allocation of HOME funds which are used to provide homeownership assistance to low- and moderate-income households. Since 2008, the County has provided assistance to 22 households in the unincorporated County through the Homebuyer Assistance Program.	Continue to the 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-C.1, Policy H-C.2, Policy H-C.7			
5 Housing Choice Voucher Rental Assistance The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.	Ongoing	The County supports the efforts of the City and County of Fresno Housing Authority (Agency) in offering Section 8 and other rental assistance programs. In addition to displaying notices when Section 8 applications are open, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly through programs administered by the Department.	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-A.2, Policy H-E.2, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3	Ongoing	In 2005, HOME funds were used to develop the 48-unit Villa Del Rey Apartments. The 44-unit Biola Village Apartments were also completed in	Continue to the 2015-2023 Regional Housing Element
6 Affordable Housing Development <u>The County will provide loan funds as gap financing to eligible affordable housing developers</u>			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
<p><u>to expand the supply of units affordable to lower income households, including extremely low income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness.</u></p> <p><u>The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.</u></p>		<p>2007. Since 2007, the County has not funded any affordable housing projects in the unincorporated County. However, the following housing developments in partner cities have been assisted with HOME funds:</p> <ul style="list-style-type: none"> • Kearney Palms II Senior Apartments (20 units) in 2009 (City of Kerman) • Granada Commons Apartments (16 units) in 2010 (City of Kerman) • Cordova Apartments (81 units) in 2011 (City of Selma) • Kearney Palms III Senior Apartments (44 units) in 2012 (City of Kerman) • Hacienda Heights (69 units) in 2013 (City of Kerman) 	<p>Continue to 2015-2023 Housing Element</p>
<p>Relevant Policies: Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p> <p>7 Farmworker Housing</p> <p>The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.</p> <p>Relevant Policies: Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p>	<p>Ongoing</p>	<p>The County continues to seek partnership with other agencies to discuss opportunities for farmworker housing.</p>	

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
<u>8</u>	Preservation of At-Risk Housing The County has a few affordable rental housing projects in the unincorporated areas, and none is considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).	Ongoing	No units were at risk of converting to market rate housing.	Continue to the 2015-2023 Regional Housing Element
	Relevant Policies: Policy H-A.3, Policy H-A.5, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.3			Continue to the 2015-2023 Regional Housing Element
<u>9</u>	Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA). In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the County's current and future residents.	Ongoing	The County has successfully developed a system to maintain residential land inventory for any land that can be considered for housing development. Data are stored electronically, and can be reviewed on a semi-annual basis to assure that any changes to land use, annexations, and other removal or addition to the inventory is current.	Continue to the 2015-2023 Regional Housing Element
	Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy			Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
10 H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3	Sites Inventory Monitoring for “No Net Loss” The County has identified residential capacity within its nonresidential zones to accommodate 744 units for lower-income households. To ensure sufficient residential capacity is maintained within the nonresidential zones to accommodate the identified need, the County will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of commercial development result in a reduction of capacity within the nonresidential zones below the residential capacity needed to accommodate the remaining need for lower income households, the County will identify and zone sufficient sites to accommodate the shortfall. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNAs shortfall, the sites would be of adequate size and sufficient to accommodate at least 16 units per site, at a minimum density of 20 units per acre according to State law (i.e., Government Code Section 65583.2(h) and (i)). As part of this effort, the County will annually monitor the effectiveness of non-residential zones to facilitate multifamily development, such as gathering developer interest and feedback and examining regional trends.	Ongoing	The County continues to monitor its inventory of vacant sites available for residential development.	<u>Continue to the 2015-2023 Regional Housing Element</u>

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
Relevant Policies: H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3	Ongoing	The County continues to facilitate lot consolidation and the use of specific community plans to promote the efficient use of land.	Continue to the 2015-2023 Regional Housing Element
11 Lot Consolidation and Lot Split The County's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multi-family housing development. The County will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development.			
Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy	Ongoing	The County continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services, and plans for expansion.	Continue to the 2015-2023 Regional Housing Element
12 Coordination of Infrastructure and Services Fresno County does not provide the infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and / or sewer services to specific small or large developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture. Fresno County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities where urban services are available or are planned to support such developments.	Ongoing		
Relevant Policies: Policy H-B.2, Policy H-B.3, Policy H-B.7, Policy H-C.3, Policy H-G.1, Policy H-I.3			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
13	Zoning Ordinance The County is in the process of updating its Zoning Ordinance. The update is expected to be completed in 2016. As part of the update, the County will address the following:	Ongoing	<p>The County amended the Zoning Ordinance on December 8, 2015 to address the following:</p> <ul style="list-style-type: none"> • Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. • Conditional Use Permit: The County, as part of the Zoning Ordinance update, will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District and amend zoning and/or permit procedures as appropriate by 2016 to promote certainty and streamlining in the approval process. Options may include director or other staff-level review and approval of multi-family housing applications. • Allowable Density for R2, R2-A, R3, R3-A, R4, C4, and RP: Increase the allowable density at these zones to 20 units per acre. • Single Room Occupancy: Single room occupancy 	Modified and continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
units (SROs) are not defined in the Fresno County Zoning Ordinance.			
Relevant Policies: Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7			
14 Monitoring of Planning and Development Fees The County charges various fees to review and process development applications.	Ongoing	Prior to September 2015, the County was charging development impact fees. On September 15, 2015, the Board of Supervisors directed staff to return with amendments to eliminate the capital facilities fee imposed by the County.	Continue to 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7	Ongoing		
15 Energy Conservation Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The 'Go Green' policy includes seven components: <ul style="list-style-type: none"> • Power Green: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL's); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E's climate smart program to make Fresno County a "climate neutral" operation. • Build Green: Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required 			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
<p>during the entitlement process and site plan review.</p> <ul style="list-style-type: none"> • Commute Green: A comprehensive employee commute program intended to mitigate congestion on Fresno County's roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules. • Purchase Green: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more. • Operate Green: Procure fuel-efficient and low emission vehicles, including community service officer vehicles. • Work Green: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures. • Share Green: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach 			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.			
<p>Relevant Policies: Policy H-D.1, Policy H-D.2, Policy H-D.3, Policy H-I.1, Policy H-I.2, Policy H-I.3, Policy H-I.4, Policy H-J.1, Policy H-J.2, Policy H-J.3, Policy H-J.4, Policy H-J.5</p> <p>16 Equal Housing Opportunity</p> <p>Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by HUD in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.</p> <p>Impediments to fair housing choice in Fresno County's Urban County HUD program area included in the AI are: Affordability, Accessibility, Education, Public Policies, and Language Barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. For Accessibility and Affordability, the County</p>	Ongoing	The County focuses available resources toward mitigating obstacles through its housing programs and services. Information on fair housing rights and responsibilities is available at public counters.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
<p>continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable housing, and toward direct assistance to low and moderate income first-time homebuyers to purchase an affordable home.</p> <p>For Education, the County supports and provides its housing program participants with homeownership education training, including information regarding credit, budgeting, realtors, appraisal, home inspection, and a hands-on session on basic home repairs. The County also undertakes efforts to affirmatively further fair housing, which include conducting workshops with area lenders, realtors and property owners to discuss fair housing laws and policies along with information on the County's housing programs.</p> <p>For Language/Public Policies, the County makes every effort to provide material regarding its housing programs in the language of the intended population (English/Spanish), including marketing materials, educational materials and public hearing notifications and publishing. Staff of the County's Affordable Housing Programs are bilingual in English/Spanish and public meetings on housing issues are frequently conducted in both languages. These programs and services provide opportunities</p>			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
<p>for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home, and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials presented at workshops include publications of the Fair Housing Council of Central California. These programs and services are all intended to help mitigate impediments to fair housing as directed by HUD.</p> <p>The County refers complaints on fair housing to the Fair Housing Council of Central California which is the local regional agency which investigates and litigates fair housing issues.</p>	<p>Relevant Policies: Policy H-H.1, Policy H-H.2, Policy H-H.6</p>		

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). For the 2008-2015 Housing Element update for the County of Fresno, FCOG assigned a RHNA of 2,786 units for the planning period, in the following income distribution:

- Very Low Income: 943 units
- Low Income: 518 units
- Moderate Income: 518 units
- Above Moderate Income: 808 units

Table 2A-17 summarizes the County's accomplishments in meeting the RHNA during the previous RHNA projection period. The County provided the majority of affordable housing funds to develop affordable housing in the incorporated cities. As such, few affordable units were constructed in the unincorporated areas. However, a portion of the single family homes and mobile homes at market rate are affordable to lower- and moderate-income households.

Table 2A-17 Units Built During 2006-2013 RHNA Projection Period, Fresno County

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	943	518	518	808	2,786
Units Built 2006-2015	22	142	693	1,418	2,275
Percent of RHNA Met	2%	27%	134%	175%	82%

Source: County of Fresno, 2014.

SECTION 2A-5: AT RISK

Table 2A-18 shows assisted housing units in the unincorporated areas. There are 196 assisted affordable units in the unincorporated areas and no units are at risk of expiring in the next 10 years.

Table 2A-18 Assisted Housing Developments, Fresno County

Project	Total Units	Number of Affordable Units	Funding Source	Earliest Termination Date	Risk Level
Biola Village 4692 Third St., Biola	44	44	<ul style="list-style-type: none"> • Federal/State LIHTC, Alliant Capital L.P. • State of California HCD Multifamily Housing Program • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America 	2062	Not at risk
Villa Del Rey 10563 E. Jefferson, Del Rey	48	48	<ul style="list-style-type: none"> • Federal/State LIHTC, Alliant Capital L.P. • USDA-RD Section 515 with 100% Rental Assistance • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America. 	2059	Not at risk
Fresno 2007 Portfolio 21424 S. Mark Ave., Riverdale	168	42	<ul style="list-style-type: none"> • Section 515 • Rural Development Rental Assistance • LIHTC 	2063	Not at risk
Biola Apartments 4955 North 7 th Ave., Biola	12	12	<ul style="list-style-type: none"> • Public Housing 	In perpetuity	Not at risk
Del Rey Apartments 5622 South Oak Lane Ave., Del Rey	30	30	<ul style="list-style-type: none"> • Public Housing 	In perpetuity	Not at risk
Laton Apartments 6701 East Latonia Street, Laton	20	20	<ul style="list-style-type: none"> • Public Housing 	In perpetuity	Not at risk
Total	322	196			

NA = Information not available

Source: County of Fresno, 2014.